

A.P. Construction Solutions, LLC
1791 Blount Road, Suite 603
Pompano Beach, Florida 33069
Phone: 954.366.1785 Fax: 954.532.0373
constmgr@apcsfla.com
CGC#040217



CONSTRUCTION CONTRACT

Date: **November 6, 2025**

This Agreement is made on the date written above our signatures between:

Re: **Complete Construction Renovation / Plumbing / Electrical Pool Bathrooms**

CONTRACTOR:

Contractor's Name: **A.P. Construction Solutions, LLC**
Address: **1791 Blount Road, Suite 603**
City, State & Zip Code: **Pompano Beach, Florida 33069**
Work Phone Number: **954.366.1785**
Fax Number: **954.532.0373**
Email Address: **constmgr@apcsfla.com**
Registration/Certificate No.: **CGC#040217**

The Contractor **Richie Murray** will be referred to as Contractor throughout this Agreement.

OWNER:

Owner's Name: **Knights Bridge**
Contact: **B.O.D**
Address: **4801 NW 115th Terrace**
City, State & Zip Code: **Coral Springs, FL 33076**
Phone / Cellular Number: **954-346-0677**
Email Address: **mike@ipmflorida.com**

The Owner will be referred to as Owner throughout this Agreement.

OWNER'S REPRESENTATIVE

Owner's Representative: **Integrity Property Management**
Contact: **Mike Whittle**
Address: **5665 Coral Ridge Drive**
City, State & Zip Code: **Coral Springs, FL 33076**
Phone / Cellular Number: **954-346-0677**
Fax Number:
Email Address: **mike@ipmflorida.com**

The Owner's Representative will be referred to as Owner's Representative throughout this Agreement.

Owner Initials

Contractor Initials

DR

LOCATION / PROJECT SITE:

4801 NW 115th Ave
Coral Springs, FL 33076

SCOPE OF WORK:

The Contractor shall fully execute the Work described in the Contract Documents, except as specifically indicated in the Contract Documents to be the responsibility of others. The Scope of Work to be completed shall be all Work described in the Contract and/or Forms attached as Exhibits, and Architect's Scope of Work, Drawings and Specifications, and other attachments or accompanying Contract Documents. All Work shall be completed to the satisfaction of and according to the specifications of the Architect, and in compliance with all applicable building codes, regulations and laws of the State of Florida and the City of the worksite. The Work of this Contract shall not be deemed complete until approved by the Architect, the Owner, and the Building Department of the subject City.

SEE BID FORM ATTACHED

	Cost:	\$29,646.85
Mobilization, Site Protection and General Conditions:		\$

Total Cost: \$29,646.85

Contract Documents & Notes:

The Contract Documents consist of this Agreement, Conditions of the Contract (General, Supplementary, and other Conditions), Drawings, Specifications, Addenda issued prior to execution of this Agreement, other documents listed in this Agreement, and Modifications issued after execution of this Agreement, all of which form the Contract, and are as fully a part of the Contract as if attached to this Agreement or repeated herein. The Contract represents the entire and integrated agreement between the parties hereto and supersedes prior negotiations, representations, or agreements, either written or oral. If any quantities should exceed the limits estimated on the proposed contracted items, they will be invoiced at the unit cost provided without any additional mobilization fees for the extended quantities.

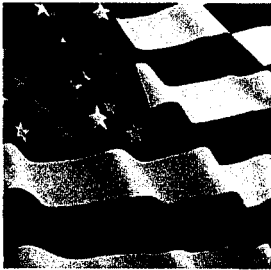
Contract Sum / Payment Terms:

- A. The Owner shall pay the Contractor the Contract sum in US Dollars for the Contractor's performance under this Agreement. The Contract Sum shall be: **\$29,646.85**
- B. The payment required at time of the signing of this Agreement is TBD

Waterproofing • Concrete Restoration • Interior Build-Outs • Water Intrusion Inspections
Stucco • STO • Sika • EIFS Repairs •

Owner Initials

Contractor Initials **NR**



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Knights Bridge

4801 NW 115th Terrace

Coral Springs, FL 33076

Proposal

11/05/2025

Quantity Spreadsheet

Complete Renovation / Plumbing /Electrical- Bathrooms

Item Description	Unit	QTY	Unit Cost	Total Cost
Complete Construction Renovation as Per Site Plans				
Sand & Repair Ladies Room Door	LS	1	\$ 7,340.35	\$ 7,340.35
Complete All Tile Work Ladies Room	LS	1	INC	INC
Complete Bathroom and Door	LS	1	INC	INC
		1	INC	INC
Sand & Repair Mens Room Door	LS	1	\$ 9,345.00	\$ 9,345.00
Complete All Tile Work Men Bathroom	LS	1	INC	INC
Complete Bathroom and Door	LS	1	INC	INC
Electrical				
Completion of Electrical Work on Both Bathrooms	LS	1	\$ 4,365.00	\$ 4,365.00
Plumbing				
Finishing the remainder job of installing fixtures in both bathrooms,women's and men	LS	1	\$ 8,596.50	\$ 8,596.50
Install Toilet fl anges in women's and men (4)	LS	1	INC	INC
Install fi xtures in women's and men's bathroom total of four (4)	LS	1	INC	INC
Install toilets in women's and men's bathroom total of four (4)	LS	1	INC	INC
Install fl oor drain in women's and men's bathroom (2)	LS	1	INC	INC
We are providing fi xtures four sinks only.	LS	1	INC	INC
Toilets in fl ushometer are already in sight.	LS	1	INC	INC
Total				\$ 29,646.85
Mobilization				
Site Protection				\$ -
Total Cost				\$ 29,646.85

TERMS AND CONDITIONS OF CONTRACT WILL BE SENT UPON ACCEPTANCE OF PROPOSAL

APCS Authorized Signature

Knights Bridge Authorized Signature

If any quantities should exceed the limits estimated quantities above on the proposed contracted items, they will be invoiced at the unit cost provided without any additional mobilization fees for the extended quantities.

EXCLUSIONS: Any item not listed in approved Qty line items above

Disposal Addendum: Should Disposal Containers Weight Over The Alloted Ton Weight, The Overweight Charge Will Be Billed To Owner Representative.

*** YOUR SIGNATURE ON THIS PROPOSAL IS AN AUTHORIZATION TO PROCEED WITH THE REPAIRS OUTLINED ABOVE WITH THE COST OUTLINED TO BE PAID BY:**

- C. The payment required upon arrival to Project Site and once the site protection process has started is: **TBD**
- D. Progress payments or balance(s) under the Contract will be billed for as the work is completed and approved and this shall be on a weekly basis.

Note: The mobilization charge, site protection and general conditions, if applicable, will not be credited back to future invoicing. Mobilization is an additional expense above the contracted unit cost of items listed. Only the deposit on unit cost items will be credited back as a deposit credit per quantity spreadsheet approved for payment at the rate of 20% per invoice.

General Conditions:

A. This Agreement includes:

1. Labor
2. Supervision
3. Materials
4. Insurance

B. This Agreement excludes:

- | | |
|---------------------------------------|---|
| 1. Water and Electric | 5. Permits and NOC |
| 2. Landscaping and Irrigation repairs | 6. Rental Equipment (Unless otherwise stated in contract) |
| 3. Engineering and Inspection Fees | 7. Disposal Container (Unless otherwise stated in contract) |
| 4. Permit Expeditor Cost | |

Note: Due to Tropical Storm/Hurricane Season, if a situation should arise, such as a Tropical Storm or a Category 1-5 hurricane, and we need to demobilize the jobsite due to increment weather situations, we will submit as a Change Order the fee to demobilize the jobsite.

Insurances:

Upon execution of Contract, insurance certificates will be issued naming "Owner" as additionally insured.

Warranty:

This document serves as a 1-year unlimited warranty issued by A.P Construction Solutions LLC. (CGC#040217) This warranty is inclusive the line items incorporated in this Agreement. This warranty will be in effect for a period of 1 year after the full completion of the Scope of Work included in the contract documents. This warranty will cover the area outlined in the contract agreement. Individual warranties will be issued on a contract to contract basis. This warranty will be void if any other than contractor, representative, sub-contractor, or affiliate designates a member assigned by AP Construction Solutions, LLC is not present or notified within 5 days if the possible voiding of the warranty or failure to notify prior to the commencement of any repairs. Each product spec. has their own manufacturer warranty and will be given to owner before use.

Owner's Responsibilities:

- A. Owner represents that Owner has the authority to enter into this Agreement and has the right to Contract for construction of the Project on the Job Site. Owner shall pay all taxes and assessments due on the Job Site during the period of construction and shall take all reasonable actions required to protect marketable title to the Job Site.
- B. Owner will ensure that Owner's Representative responds in writing and with reasonable promptness to written requests from Contractor for (1) Interpretation of the Plans or Specifications, or (2) Other information relevant to completion of the Work. Contractor is authorized to rely on written responses from Owner's Representative.
- C. Owner shall have sole responsibility to secure financing for the Project and shall pay all fees, charges, or other costs of such financing, including Inspection fees charged by any lender. The nonperformance of any lender shall not affect the obligation of Owner to Contractor. Owner hereby authorizes and directs any lender on the Project to furnish Contractor with full information on undisbursed loan proceeds when requested by Contractor.
- D. Owner will not interfere with or permit others to interfere with, stop, hinder, or delay completion of the Work by Contractor or Subcontractors except as provided under this agreement.

Construction by Others:

- A. Owner shall neither hire nor retain Separate Contractors, Subcontractors, employees or agents of Owner to perform Work on the Job Site while Work is being done under this Agreement by Contractor.
- B. Water intrusion exclusion: During the course of our scope of work AP Construction Solutions, will not be responsible for hidden water intrusion damage which occurs during the course of the implementation of contracted scope of work.

Changes in the Work:

- A. Except as provided elsewhere in this Agreement, no change to this contract (including modification, clarification, interpretation or correction of the Plans or Specifications) shall be made without mutual agreement and a written Change Order signed by Contractor and Owner identifying the change, the cost of the change, and the effect on Project schedule, if any. Any change in Plans, Specifications or Contract Documents necessary to conform to existing or future Laws, codes, ordinances or regulations shall be considered Extra Work.
- B. Changes in the Work required due to defects or inconsistencies in Plans, Specifications or other Contract Documents shall be considered Extra Work. The charge for Extra Work shall be the normal selling price Contractor charges for Similar changes on other jobs.
- C. No Claim for payment for Extra Work and no Claim for additional time to complete the Work shall be recognized under this Agreement without a written Change Order or a notice of Claim. Failure by Contractor to assert the right to a written Change Order or a Claim within 30 calendar days after beginning Work on a change in the Work shall constitute waiver by Contractor of the right to additional compensation and waiver of the right to additional time to complete a change in the Work.
- D. No act or omission of either Contractor or Owner shall be interpreted as waiver of the Requirement for a written Change Order or notice of Claim, nor shall any Claim that Owner has been unjustly enriched support a Claim for a constructive Change Order. The provisions of this paragraph are the essence of this agreement. Failure of Contractor and Owner to agree on the terms of a Change Order shall be resolved under the provisions of this Agreement which cover Claims and Disputes.

E. Should Contractor and Owner fail to agree promptly on the terms of a Change Order, Contractor shall be paid, pending resolution of the dispute, the portion of the cost of the change not in dispute, including the costs of time and materials required to execute the change. Payments required under this paragraph shall be made as the Work progresses, concurrently with progress payments.

F. Changes in work that exceed the quantity and/or contract cost will be billed to the owner work. If a payment plan is in place for the said contract amounts exceeded, the exceeded amount will be billed at completion and due to the Contractor within 7 business days.

Contractor Claims:

If Contractor claims that any instruction, Drawing, act or omission of Owner or any representative of Owner, or any agency of government, increases costs to Contractor, requires extra time or changes the Scope of Work, Contractor shall have the right to assert a Claim for such costs or time.

Construction Contract Prompt Payment:

Requests for payment to Owner by Contractor are governed by this Contract.

Payments to any subcontractor(s) by the Contractor shall be made following payment by Owner to Contractor in cleared funds and within thirty (30) to ninety (90) days after the furnishing of labor or materials for a completed project or a portion thereof, whichever is applicable as regards the particular subcontractor (if any).

Attorneys' Fees and Related Costs:

Owner shall pay all of Contractor's reasonable expenses incurred to enforce or collect any of the Contract sums due and outstanding. The foregoing shall include, without limitation, reasonable arbitration expenses; paralegal, attorney, and expert witness fees and expenses; pre-litigation fees and expenses; mediation fees and expenses; fees and costs of litigation including trial, arbitration, mediation or administrative proceedings; and any appellate or bankruptcy proceeding(s).

Interpretation of the Contract and Entire Agreement:

Section headings and paragraph numbers have been included in this contract to make reference easier and in no way limit, define, or enlarge the terms, scope, or conditions of this contract. Except as otherwise provided in this Contract, Owner and Contractor intend that this contract be interpreted in accordance with Florida law. The Contract Documents contain the entire agreement of the parties. There are no terms of the Agreement that are not contained in this written agreement. This Agreement has been negotiated by and between the parties hereto. As a result of those negotiations, this Agreement has been modified by the parties hereto and shall not be construed against the drafter. The Contract Documents are the entire agreement and constitute a complete integration of all understandings between Contractor and Owner on the subject of the Project. The Contract Documents supersede all prior negotiations, representations and agreements, whether written or oral. No subsequent notation, renewal, addition, deletion, change or amendment to this contract shall have any force or effect unless in the form of a written Change Order or amendment to this contract.

Choice of Law, Venue & Pre-Litigation Dispute Resolution

The contract shall be governed by the laws of the State of Florida and filed in the County of the Project Site. Parties agree that venue for any action related to performance of this contract shall be the appropriate court in the State of Florida. Before any Party files a claim in court against the other, it is agreed and understood by all Parties to this Agreement that any and all disputes shall first proceed to mediation with a Florida Supreme Court certified civil mediator. The Party alleging a dispute shall send a demand for mediation to the other Party, briefly state the nature of the dispute in said demand and also provide the names of three (3) certified civil

mediators to the other Party via regular & certified mail, signed receipt requested. The Party receiving such a demand shall select one of the three mediators and both Parties will coordinate the setting of a mediation conference. The costs of same shall be split 50/50. If the mediation results in an impasse, the Party or Parties may proceed to court. Nothing in this paragraph shall be construed to require the Contractor to go to mediation prior to the filing of a lien against the property in the event of non-payment in accordance with the terms of this Agreement and Florida law.

Severability

If any provision of this contract is interpreted or rendered invalid and unenforceable, then the remainder of this Contract shall remain in full force and effect.

Cumulative Remedies:

All rights and remedies provided to Contractor by the Contract Documents are cumulative and in addition to and not in limitation of rights and remedies available to Contractor at Law or in equity.

22. Confidentiality and Non-Circumvention

22.1 Confidentiality. The Parties acknowledge that during the course of their business relationship, they may have access to or be provided with proprietary, confidential, and trade secret information, including but not limited to business plans, client and customer lists, financial data, marketing strategies, operational procedures, legal matters, and any other non-public information (collectively, "Confidential Information"). The receiving Party agrees to:

(a) Maintain the confidentiality of the Confidential Information and not disclose, distribute, or otherwise make available such information to any third party without the prior written consent of the disclosing Party;

(b) Use the Confidential Information solely for the purpose of fulfilling obligations under this Agreement and not for any competitive, commercial, or other purpose; and

(c) Take all reasonable precautions to protect the Confidential Information from unauthorized disclosure, including restricting access to employees, agents, or representatives on a need-to-know basis.

22.2 Non-circumvention. Property Management and the Association, the receiving parties agree that it shall not, directly or indirectly, interfere with, solicit, engage, contract with, or otherwise circumvent the disclosing Party, AP with respect to its clients, customers, vendors, partners, or affiliates introduced in connection with this Agreement. The Association and/or Property Management shall not, without prior written consent of AP, engage in any business transactions or dealings with such clients or customers in a manner that competes with, undermines, or bypasses the disclosing Party, AP.

22.3. Duration of Obligations. The obligations of Confidentiality and Non-circumvention set forth herein shall remain in effect for a period of eighteen (18) months from the date of disclosure of the Confidential Information, or indefinitely as long as the information remains confidential and proprietary in nature.

22.4. Liquidated Damages for Breach. The Association and Property Management both acknowledged and agree in the event of a breach of this Confidentiality and Non-Circumvention Agreement, the Association and Property Management acknowledges and agrees that the damages suffered by AP would be difficult to ascertain. Therefore, IF Association or Property Management breach the Confidentiality or Non-Circumvention

clauses of this Agreement, they shall be liable to AP for liquidated damages in the amount of \$25,000 per violation in addition to any equitable relief, including injunctive relief, and any other remedies available at law or in equity.

22.5. Injunctive Relief. The Association and Property Management both acknowledged that any breach of the Confidentiality and Non-Circumvention Agreement may cause irreparable harm to AP and that money damages may not provide an adequate remedy, therefore, Association and Property Management agree and consents to the granting of injunctive and other equitable relief in favor of AP, as a remedy of such breach in addition to all other remedies now or hereafter existing in law, in equity, by statute or otherwise without the necessity of proving actual damages or posting bond.

22.6. Survival. The obligations under this Section 22 shall survive the termination or expiration of this Agreement.

22.7. Governing Law & Dispute Resolution. This Section 22 shall be governed by and construed in accordance with the laws of the State of Florida Any disputes arising from or related to this Agreement shall be resolved in accordance with the dispute resolution provisions set forth in this Agreement. The prevailing party shall be entitled to reasonable attorney's fees, costs and expenses.

CHAPTER 713 NOTICE

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.

Chapter 558 Notice of Claim:

CHAPTER 558, FLORIDA STATUTES, CONTAINS IMPORTANT REQUIREMENTS YOU MUST FOLLOW BEFORE YOU MAY BRING ANY LEGAL ACTION FOR AN ALLEGED CONSTRUCTION DEFECT. SIXTY DAYS BEFORE YOU BRING ANY LEGAL ACTION, YOU MUST DELIVER TO THE OTHER PARTY TO THIS CONTRACT A WRITTEN NOTICE, REFERRING TO CHAPTER 558, OF ANY CONSTRUCTION

CONDITIONS YOU ALLEGE ARE DEFECTIVE AND PROVIDE SUCH PERSON THE OPPORTUNITY TO INSPECT THE ALLEGED CONSTRUCTION DEFECTS AND TO CONSIDER MAKING AN OFFER TO REPAIR OR PAY FOR THE ALLEGED CONSTRUCTION DEFECTS. YOU ARE NOT OBLIGATED

Signatures:

The signatures that follow constitute confirmation by those signing that they have examined and understand the Contract Documents and agree to be bound by the terms of these documents.

Contractor may not begin Work before receiving from Owner a written notice to proceed. Any Work performed by Contractor before receipt of the notice to proceed shall be done at the risk of Contractor and without obligation of Owner.

This agreement is entered into as of the date written below.

ACCEPTED BY:
A.P. Construction Solutions, LLC

ACCEPTED BY:
Knights Bridge

Richard T. Murray / David M. Bargas
Richard T. Murray / David M. Bargas

Approval Signature

David Bargas
Print Name

Print Name

11/6/25
Date

Date

Subscribed to and affirmed before me on
this 6 day of November 2025,
by David Bargas

Subscribed to and affirmed before me on
this ____ day of _____ 20____,
by _____

personally known or produced identification
identification

personally known ____ or produced

Vicky Admin Montes
Signature of Notary Public
Stamp Commissioned name of Notary Public

Signature of Notary Public

Stamp Commissioned name of Notary

TO ACCEPT ANY OFFER WHICH MAY BE MADE. THERE ARE STRICT DEADLINES AND PROCEDURES UNDER THIS FLORIDA LAW WHICH MUST BE MET AND FOLLOWED TO PROTECT YOUR INTERESTS.

Notice Required by Florida Statutes Section 558.005:

Owner and Contractor agree to waive provisions of Florida's Notice and Right to Cure Act, Chapter 558 Florida Statutes. Our agreement that Chapter 558 Florida Statutes does not apply to this contract relieves Owner and Contractor of the obligation to follow procedures and meet deadlines before Owner can either file suit or commence arbitration over a claimed construction defect.

ESTIMATE



AD-ASTRA

1813 NW 15 AVE ft
Fort lauderdale fl 33311
United States
Mobile: (786)354-3093
Javier.guerrero77@icloud.com

Estimate To:
Cesar Perez

Estimate #	1891
Estimate date	Nov 19, 2025

Sr. No.	Products	Amount
1.	Social Area Restroom completion: Scope of work: 1 Tile finishing :apply grout to existing tiled areas. 2 Wall and ceiling finishing: plaster finish work , full interior painting 3 Plumbing installation: 4 Toilets 1 urinal men's restroom Vanities countertops installation (owner supplied) Plumbing connections 4 Bathroom partitions including mounting and alignment 5 Electrical lamps and outlets and switches 6 Final Cleanup Price Range \$11.000- \$14.000	\$0.00
Notes Bathroom materials (toilets, partitions, faucets, vanities, etc.)supplied by the client or quoted separately	Total \$0.00	
	Total in Words Zero Dollars	



Ness Construction Group

11111 Biscayne Boulevard
North Miami Beach, FL 33181
info@nessbuild.com
(786) 757-1727

For: Cesar PEREZ

Job Address: 4801 Northwest 115th Avenue
Coral Springs, FL 33076
CAPRAS7@AOL.COM
(954) 899-6321

Job Id 2505-6998255-01 Estimate # 0015 Estimate Date 05/19/2025

Estimate Amount **\$33,000.00**

#	Type	Name	(Price / Unit) x Qty	Line Total
1	ACTIVITY	MANS BATHROOM	(\$11,000.00 / Units) x 1.00	\$11,000.00
Description: MEN'S BATHROOM (Approx. 16'8" x 11'10" and 6'3" x 5'7"):- Complete gut of entire space- Removal and disposal of existing fixtures, partitions, and finishes- Installation of 2 commercial-grade toilets with new plumbing shut-off valves- Installation of 1 commercial-grade urinal- Metal partitions for toilet stalls- Double commercial sinks with shut-off valves and wall-mounted faucets- New commercial-grade lighting fixtures- Fresh painting of walls and ceiling- Installation of commercial-grade tile flooring- Tiling of walls up to approximately 4 feet for a clean, sanitary finish- No shower included- Turnkey deliver				
2	ACTIVITY	WOMANS BATHROOM	(\$10,000.00 / Units) x 1.00	\$10,000.00
Description: WOMEN'S BATHROOM (Approx. 16'11" x 8'9"):- Complete gut of entire space- Removal of all existing finishes and fixtures- Installation of 2 commercial-grade toilets- Metal partitions for privacy stalls Installation of 1 new commercial-grade sink with shut-off valves- New lighting, mirror, and hardware- Painting of walls and ceiling- Installation of commercial-grade tile flooring- Tiling of walls up to approximately 4 feet for a clean, sanitary finish- Turnkey delivery				
3	ACTIVITY	GENERAL REQUIREMENTS	(\$3,500.00 / Units) x 1.00	\$3,500.00
Description: General Conditions:- Dust and debris protection for adjacent areas- Disposal of all demo materials- Permitting if required- Coordination with building management for access and work hours				
4	ACTIVITY	PERMIT + PLANS	(\$3,500.00 / Units) x 1.00	\$3,500.00
5	MATERIALS	ALLOWANCES FOR MATERIALS	(\$2,500.00 / Units) x 2.00	\$5,000.00
Total				\$33,000.00

7/11/2025

Bathrooms



Prepared For

Cesat Perez - Knightsbridge Village HOA
Coral Springs FL 33067
(954) 899-6321

Troy The Tile Guy LLC

7730 NW 42nd PL, Unit C
Coral Springs, FL 33065
Phone: (954) 646-3233
Email: troythetileguy33065@gmail.com
Web: www.tileinstallation.today

Estimate # 96B
Date 05/19/2025
Business / Tax # CC # 10-TM-16430-X

Description	Total
Men's bathroom	\$8,500.00
Demo bathroom completely.	
Dispose at dump.	
Redo plumbing shut off valves.	
Install new durrock and drywall on walls.	
Finish and sand walls.	
Tile walls 4ft high around bathroom.	
Tile floor and pitch to drain.	
Grout walls and floor.	
Install new quartz top with face for sink and faucet.	
Install new mirror.	
Install new hand dryer.	
Assemble and Install 2 new toilets.	
Install new wall mounted urinal.	
Install new partition.	
Install new gfi.	
Replace existing exhaust fan.	
Install new timer switch.	
Install new grab bar.	
Install soap dispenser.	
Install new toilet paper holder.	
Paint walls and ceiling.	
Correct doors and install new front panels.	
Install new door handles.	
Install partition.	
Water proof with redguard epoxy around windows and reseal outside west windows.	

Warranty on craftsmanship 25yrs.

Men's bath materials \$3,350.00

Parts
2 toilets.
New drywall and durrock.
Quartz top with under mount sink
Sink faucet.
Mirror.
Tile for walls
Tile for floor.
New door grill.
Led lights
New hand dryer.
New grab bar.
New soap dispenser.
Quartz counter top.
New urinal.
New sink in stall.
New timer switch.
New gfi.
New exhaust fan.
Paint for floor and walls.
New door handles.

Women's bath \$8,500.00

Demo bathroom completely.
Dispose at dump.
Redo plumbing shut off valves.
Install new durrock and drywall on walls.
Finish and sand walls.
Tile walls 4ft high around bathroom.
Tile floor and pitch to drain.
Grout walls and floor.
Install new quartz top with face for sink and faucet.
Install new mirror.
Install new hand dryer.
Assemble and Install 2 new toilets.
Install new wall mounted urinal.
Install new partition.
Install new gfi.
Replace existing exhaust fan.

Install new timer switch.
 Install new grab bar.
 Install soap dispenser.
 Install new toilet paper holder.
 Correct doors and install new front panels.
 Install new door handles.
 Install partition.

Water proof with redguard epoxy around windows and reseal outside west windows.

Warranty on craftsmanship 25yrs.

Women's bath materials \$3,350.00

Parts
 2 toilets.
 New drywall and durrock.
 Quartz top with under mount sink
 Sink faucet.
 Mirror.
 Tile for walls
 Tile for floor.
 New door grill.
 Led lights.
 New hand dryer.
 New grab bar.
 New soap dispenser.
 Quartz counter top.
 New sink in stall.
 New timer switch.
 New gfi.
 New exhaust fan.
 Paint for floor and walls.

Up grade to stainless steel partitions material cost. \$5,200.00

\$2,600 in material for men's bathroom for stainless steel.

\$2,600 in material women's bathroom for stainless steel.

Quote Date: 05/07/2025
Good Until: 06/07/2025

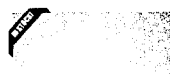
Description	Qty	Unit Price	Amount
Partitions Layout Stainless Steel One Head Board	1	\$3,724.00	\$3,724.00
Delivery Cost Freight	1	\$142.00	\$142.00
Estimated Federal Sales Tax for materials and labor provided by the State of New York at the County of Hamilton	1	\$194.00	\$194.00
Total			

Click to Pay



Stainless Steel

IN STOCK. Ships in 48 Hours!



STAINLESS STEEL

Permit fee if needed.

\$0.00

To be determined.

Subtotal	\$28,900.00
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Total	\$28,900.00
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Payment Schedule

1st Payment (35%)	\$10,115.00
Start tile (15%)	\$4,335.00
finish tile (15%)	\$4,335.00
Finish plumbing (15%)	\$4,335.00
100% completed (20%)	\$5,780.00

Notes:

Payments made by check out to - Troy The Tile Guy LLC

All added on work to be considered xtra will be paid on agreement and upfront to keep payments in order.

By signing this document, the customer agrees to the services and payment conditions outlined in this document.

Any work not specified above customer will be advised and given price of added work then will be on a separate add-on change order and paid on completion of that added work.

Troy McCullough

Cesat Perez - Knightsbridge Village HOA



CERTIFICATE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)

06/24/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

PRODUCER

BIBERK
P.O. Box 113247
Stamford, CT 06911

CONTACT

NAME:

PHONE (A/C, No, Ext): (844) 472-0967

FAX

(A/C, No): (203) 654-3613

E-MAIL

ADDRESS: salessupport@biberk.com

PRODUCER

CUSTOMER ID:

INSURER(S) AFFORDING COVERAGE

NAIC

INSURER A: Berkshire Hathaway Direct Insurance Compar

238340

INSURER B:

INSURER C:

INSURER D:

INSURER E:

INSURER F:

INSURED

troy the tile guy llc
4101 Riverside Drive 3
Coral Springs, FL 33065

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

LOCATION OF PREMISES / DESCRIPTION OF PROPERTY (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

Location: 4101 Riverside Drive, 3 Coral Springs, FL 33065

Bldg #001: Tile, Stone, Marble Mosaic or Terrazzo Work - 7611101

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	COVERED PROPERTY	LIMITS
<input checked="" type="checkbox"/>	PROPERTY				BUILDING	\$ 0
	CAUSES OF LOSS	DEDUCTIBLES			PERSONAL PROPERTY	\$ 0
	BASIC	BUILDING			BUSINESS INCOME	\$ 0
	BROAD	250			EXTRA EXPENSE	\$ 0
<input checked="" type="checkbox"/>	SPECIAL	CONTENTS			RENTAL VALUE	\$
	EARTHQUAKE				BLANKET BUILDING	\$ n/a
	WIND				BLANKET PERS PROP	\$ n/a
	FLOOD				BLANKET BLDG & PP	\$ n/a
						\$
						\$
	INLAND MARINE	TYPE OF POLICY				\$
	CAUSES OF LOSS					\$
	NAMED PERILS	POLICY NUMBER				\$
						\$
	CRIME					\$
	TYPE OF POLICY					\$
						\$
	BOILER & MACHINERY / EQUIPMENT BREAKDOWN					\$
						\$
						\$
						\$

SPECIAL CONDITIONS / OTHER COVERAGES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

troy the tile guy llc
4101 Riverside Drive
3
Coral Springs, FL 33065-

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
06/25/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Progressive Advantage Agency 300 N Commons Blvd Box W9G Mayfield Village, OH 44143	CONTACT NAME: PHONE (A/C No. Ext): 1-888-302-8533 FAX (A/C No.): E-MAIL ADDRESS: businessinsurance@email.progressive.com														
INSURED Troy The Tile Guy LLC 4101 Riverside Dr Apt 3 Coral Springs, FL 33065	<table border="1"><thead><tr><th>INSURER(S) AFFORDING COVERAGE</th><th>NAIC #</th></tr></thead><tbody><tr><td>INSURER A: Technology Ins</td><td>42376</td></tr><tr><td>INSURER B:</td><td></td></tr><tr><td>INSURER C:</td><td></td></tr><tr><td>INSURER D:</td><td></td></tr><tr><td>INSURER E:</td><td></td></tr><tr><td>INSURER F:</td><td></td></tr></tbody></table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A: Technology Ins	42376	INSURER B:		INSURER C:		INSURER D:		INSURER E:		INSURER F:	
INSURER(S) AFFORDING COVERAGE	NAIC #														
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INSURER C:															
INSURER D:															
INSURER E:															
INSURER F:															

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:						EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below Y/N <input checked="" type="checkbox"/> N	N/A		TWC4644223	06/25/2025	06/25/2026	PER STATUTE X OTHER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

For informational purposes only

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Signed by:

Brandon Truman

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Bathrooms

FRG Construction

20283 State Road 7 Suite 409

Boca Raton, FL 33498

Florida Roofing Contractor
Florida General Contractor
Florida Plumbing and Irrigation

CCC-1328752
CGC-1516434
CFC-1429161

Reference # 278

Date: 9/4/2024

Proposal

Customer

KnightsBridge Community Coral Springs - C/O Integrity Property Mgmt.

#	Service Item	Description	Qty	Unit	Unit Price	Labor	Total
1	Mens Bathroom Remodel						\$21,500.00
		Assist to obtain required permits (fees and expenses not included in price)					
		-Demo existing privacy partitions.					
		-Remove existing wall sheetrock and tile (approx. 6' from floor)					
		-Install new Concrete backing board and wall tiles					
		-Install new toilet , urinal and marble counter with undermount sink (approx. 6' x 2')					
		-Prime and Pint entire bathroom					
		-Install new tile flooring over existing					
		-Install mew privacy partition					
2	Ladys Bathroom Remodel						\$21,500.00
		Assist to obtain required permits (fees and expenses not included in price)					
		-Demo existing privacy partitions.					
		-Remove existing wall sheetrock and tile (approx. 6' from floor)					
		-Install new Concrete backing board and wall tiles					
		-Install new toilets and marble counter with undermount sink (approx. 6' x 2')					
		-Prime and Paint entire bathroom					
		-Install new tile flooring over existing					
		-Install mew privacy partition					

Proposal Total: \$43,000.00

This proposal is valid for 30 days

**Terms: 25% Down [\$10,750.00]
Balance on completion**

By Customer signature below, this proposal becomes an agreement

Approved By: _____

Date: _____

Customer: _____

Phone: 954 755 9027 / Email: info@frgdevelopment.com

Butler ons

Estimate Clarification & Material Allowance Breakdown

Ness Construction Group
11111 Biscayne Boulevard
North Miami Beach, FL 33181
(786) 757-1727
nessconstructiongroupllc@gmail.com

Estimate For: Cesar Cesar
Job Address: 4801 Northwest 115th Avenue, Coral Springs, FL 33076
Estimate #: 0015
Estimate Date: 05/19/2025
Job ID: 2505-6998255-01

Project Clarification and Scope

Good morning Cesar,

Thank you for your response and questions. Below is a detailed explanation of the process, allowances, and what's included in your estimate. We want to ensure everything is clear and transparent before we move forward.

This is a turnkey estimate, meaning all construction-related labor and rough materials are included. There are no additional costs beyond this estimate, unless you choose to upgrade specific items beyond the included allowances.

Material Selection Process

You will be given allowances for selecting tile, toilets, urinals, faucets, sinks, and hardware. We will guide you through the selection process by recommending vendors or providing options. If your selections remain within the allowance amounts, there will be no extra charges. Any upgrades will be approved by you before billing.

Material Allowances Included in Estimate

Item	Allowance Per Unit	Quantity	Total Value
Tile (Floor & Wall)	\$2.00 / sq ft	~782 sq ft	~\$1,564
Toilets	\$275 each	4 units	\$1,100
Urinal	\$350 each	1 unit	\$350
Sinks	\$500-\$600 setup	2 setups	~\$1,100
Faucets	\$150 each	3 units	\$450

Lighting Fixtures	\$125 each	8 units	\$1,000
Metal Stalls/Partitions	\$600 each	5 panels	~\$2,700
Durock, Thinset, Backer	Included in estimate	—	Included

Permits & Additional Costs

Permits and plans are already included in the estimate under Line Item 4. We coordinate all permitting needs and manage all necessary approvals. Any additional city/state requirements will be communicated for approval before any work begins. There are no hidden fees.

Summary

- Turnkey Project: All labor and rough materials included.
- Material Allowances: You choose the finishes, and we cover up to the specified allowance.
- Transparent Process: Any upgrades beyond allowances will be clearly quoted before proceeding.
- Fixed Price: \$28,000 unless you request changes or upgrades.

Prepared by:
Leon Levenson
Ness Construction Group



**SERVICING ALL OF BROWARD &
THE PALM BEACHES
SINCE 1987**

DATE:05/05/2025

REROOF PROPOSAL

Presented to: Knightsbridge Association

ADDRESS: 4801 NW 115th Avenue, Coral Springs FL 33076

#CCC057990

WWW.ABCROOFINGCORP.COM

ABOUT US

ABC Roofing Corp is a family-owned roofing company with over 35 years of experience serving South Florida. Known for our honesty, loyalty, and commitment to excellent service, we cater to both residential and commercial clients from Jupiter to Broward County and statewide. Our services include all phases of roofing work, from repairs to re-roofs and maintenance contracts. We are certified in various roofing applications, including flat built-up, metal, tile, shingle, roof coating, and wood shake. Additionally we collaborate closely with roof consultants, engineers, and architects.



Why Choose ABC Roofing Corp?

ABC Roofing is a full-service, professional roofing company dedicated to high-quality materials, expert workmanship, and customer satisfaction. Key reasons to choose us include:

- A permanent business location with an address, phone, tax ID, and occupational license.
- Over 35 years of financial stability and community service.
- Full insurance coverage, including Liability and Workers Compensation.
- State and County certification with the Department of Professional Regulation.
- Positive references from previous customers, architects, and general contractors.
- A professional and courteous staff ready to address your questions and concerns.
- Use of top-quality roofing materials.

Important Information

Thank you for choosing ABC Roofing Corp! Here's what you need to know for your installation:

- We'll submit a permit application to the local Building Department. Once it's approved, we'll contact you to schedule the start date.
- If your home is valued at \$300,000 or more, an engineer will need to inspect your trusses (additional cost). (Roof to wall connections)
- Homes in coastal areas need an engineering flood zone report (additional cost).
- Switching from a wood shake roof or shingle to a tile roof requires an engineering truss load report (ask your estimator for the cost).
- Keep the permit in its original location for inspectors to access easily.
- Installers may need access to water and electricity.
- Please clear your driveway and remove cars from the garage.
- Take down any breakable items from walls and cabinets.
- Unlock front and back gates and secure pets.
- We are not responsible for removing screen enclosures, satellite dishes, or solar units.
- Avoid walking around the house until our cleanup is done.
- Your home alarm may be triggered.
- Gutters will be removed unless specified otherwise; you are responsible for replacing them.

Lien Rights

About a week to ten days before your tile arrives, you'll receive a "Notice to Owner" letter. This is standard and informs you that the manufacturer has lien rights until they are paid. No liens have been placed on your home at this time.

You'll receive a final "Release of Lien" upon project completion and final payment, which cancels any lien rights.

Thank you for choosing ABC Roofing Corp! If you have any questions, please call us.

Warning! Homeowners Face Penalties for Hiring Unlicensed Contractors

In Florida, hiring unlicensed contractors can result in fines up to \$5,000 (Chapter 455.228). The Florida Department of Professional Regulation (DPR) can impose civil penalties on those who assist unlicensed contractors, and you may also incur court costs.

Consumers risk shoddy workmanship and legal issues when hiring unlicensed contractors. Always request a Certificate of Competency and proof of Workers Compensation Insurance.

Contact Information:

Broward County:

Contractor Licensing: (954) 765-5108 x250

Contractor Enforcement: (954) 765-4890 x245

Palm Beach County: Contractor Licensing: (561) 233-5525

Danger Signs of Unlicensed Contractors:

Request for large down payments (50% or more).

Frequent money requests early in the project.

Asking you to obtain a permit.

Claiming no permit or inspection is needed.

Lack of a written contract.

No proof of insurance.

Availability only on weekends or after hours.

Absence of state or county license number on vehicle or materials.

This is your license. It is unlawful for anyone other than the licensee to use this document.

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SCOPE OF WORK TILE & FLAT REROOF

1. Preparation

- Remove and haul away the existing roof down to a workable surface.
- Remove and dispose of existing gutters (replacement not included; owner's responsibility).

2. Decking & Structural Work

- Renail plywood deck to comply with SFBC standards using 2.5-inch ring shank nails.
- Replace rotted sheathing (up to the first 200 SF) at no additional charge; extra sheathing as needed will be billed as per the pricing below.
- Replace rotten fascia (up to the first 16 ft) at no additional charge; additional fascia replacements will follow the pricing below.

3. Installation

- Install Tin-Tags with 1.25-inch ring shank nails and 1 5/8-inch tin tags.
- Install 26GA eave drip in white, brown, or galvanized finish.
- Replace attic vents and lead stacks, including rodent screens, and paint them to match the roof.
- Install 16-inch, 26GA galvanized valley metal in all valleys (if applicable).
- Install new roof tiles (Westlake, Eagle, or Crown Color-through Standard Colors) using ICP Polyset Foam.
- Set ridge caps with foam on ridge beams and finish with matching mortar.

4. Underlayment

- **Choose one of the following options:**
 - **Modified Tag & Stick (two-layer, single application).** Includes SWB taping of seams and the first Roof-A-Cide application.
 - **Direct-to-Deck Peel & Stick (self-adhered).**

Flat Roof Job Procedure:

1. Preparation

- Remove existing roof down to a workable surface.
- Renail plywood deck to SFBC standards using 2.5-inch ring shank nails.

2. Installation

- Install 1 ply base sheet adhered with tin tags
- Install 1 peel and stick mid ply
- Install 1 ply peel and stick modified on top
- Install new eave drip nailed to SFBC

3. Vents and Valleys

- Install 16-inch valley metal (if applicable).
- Replace or install vents as needed.

4. Cleanup

- Remove all roofing debris at the end of each workday.

Pricing for Additional Lumber

- Plywood: \$80 PER SHEET
- Pine Fascia: \$5.00/LF
- Cedar Fascia: \$13.00/LF
- Tongue & Groove or Planking: \$5.00/LF
- Rafters (2x4 to 2x8): \$4.00/LF
- Furring Strip (1x2): \$1.50/LF



Permits

- ABC will pull permits and schedule inspections with the city building department.
- All work will meet or exceed current building codes.
- Permit cost: Included in the contract price.

Wall Flashing

- Existing flashing in walls and chimneys behind stucco will be replaced as needed.
- Replacement cost: \$25.00 per linear foot (includes stucco work).
 - Stucco work will be matched as closely as possible.
 - Note: Painting of stucco is the homeowner's responsibility.
 - Initial: _____

Optional Upgrades

- Secondary Water Barrier (taping of plywood seams): Included with Tag & Stick.
- Solar Attic Fans: Price: \$1,400.
 - Initial: _____
- Tapered Insulation (flat roofs only): Price: _____.
 - Initial: _____
- Replace All Wall Flashing at Tear Off: Price: _____.
 - Initial: _____
- Premium Tile color: Price: \$489.
 - Initial: _____

Notes

- Homes valued over \$300,000.00 require additional engineering testing to pull permits.
- ABC will arrange this for the homeowner.
 - Additional cost: \$200 - \$300.



ABC ROOFING NOW OFFERS GUTTERS & BLOWN-IN INSULATION



See below pricing for new
gutters based off the sqft of
your home:

6in: \$800 _____

7in: _____

Downspouts: \$300 _____

Total: _____



Blown-In Insulation Quote

Price: N/A _____

TERMS & CONDITIONS

PLEASE READ CAREFULLY

NOTE: ALL WORK PERFORMED BY ABC ROOFING TO MEET OR SURPASS CURRENT BUILDING CODE.

PLEASE CONSULT AN ENGINEER OR AN ARCHITECT FOR ANY ROOF SYSTEM DESIGN FACTORS SUCH AS SLOPE, DRAINAGE, INSULATION, SPECIFICATION AT FIELD, WALLS & EQUIPMENT DETAILS ETC.

THE FOLLOWING CONDITIONS ARE HEREBY MADE A PART OF THE PROPOSAL ON THE REVERSE SIDE OF THIS SHEET & ARE TO BE CONSIDERED A PART OF THE CONTRACT ENTERED BETWEEN US. BY THE SIGNING THE ACCEPTANCE & APPROVAL ON THE REVERSE SIDE & THE PERFORMANCE OF EACH OF WHICH SHALL BE A CONDITION PRECEDENT TO ANY RIGHT OF CLAIM OR RECOVERY HEREUNDER. THIS CONTRACT CONSTITUTES THE ENTIRE AGREEMENT BETWEEN THE PARTIES AND NO ORAL MODIFICATION THEREOF SHALL BE MADE.

UNFORESEEN CONDITIONS: THIS CONTRACT IS BASED ON VISUAL CONDITIONS, SHOULD UNFORESEEN CONDITIONS ARISE THAT COULD NOT BE DETERMINED BY VISUAL INSPECTION SUCH ADDITIONAL WORK SHALL BE PERFORMED ON A TIME AND MATERIAL or FIRM BID BASIS.

PAYMENT: PAYMENT OF ALL OR PART OF THIS CONTRACT, ACCORDING TO THE TERMS OF THE CONTRACT, SHALL BE DUE AS PRESENTED. ABC ROOFING'S PAYMENT SHALL IN NO WAY BE CONTINGENT UPON THE ACCEPTANCE OF WORK DONE BY OTHERS AND OVER WHICH ABC ROOFING HAS NO CONTROL. NO RESPONSIBILITY IS HEREBY ASSUMED FOR WORK DONE BY ANYONE OTHER THAN AN ABC ROOFING EMPLOYEE. IF IT BECOMES NECESSARY TO INCUR ANY EXPENSES IN THE COLLECTION OF ANY MONEY DUE HEREUNDER, INCLUDING REASONABLE ATTORNEYS FEES, IT IS UNDERSTOOD THAT THESE EXPENSES SHALL BE PAID BY THE OWNER, CONTRACTOR, PROPERTY OWNER OR THEIR AGENT. THE MAXIMUM LEGAL RATE OF INTEREST SHALL BE CHARGED ON ACCOUNTS NOT PAID WITHIN 30 DAYS FROM BILLING, SUCH INTEREST TO COMMENCE TO RUN ON THE 31ST DAY. ALL COSTS INVOLVED IN COLLECTION SHALL BE BORN BY THE OWNER OR HIS ACTING AGENT. SHOULD ABC ROOFING'S FULL PAYMENT NOT BE RECEIVED, ALL WARRANTIES BECOME NULL AND VOID. THE CLIENT MAY PAY ALL SUMS DUE UNDER THIS CONTRACT IN CASH, CHECK OR CREDIT CARD. CREDIT CARD PAYMENTS ARE SUBJECT TO AN ADDITIONAL 3% PROCESSING/CONVENIENCE FEE.

NO REPLACEMENT OR REPAIR SHALL BE MADE BY ABC ROOFING CAUSED BY OWNER OR ANY OTHER WORKER OTHER THAN AN ABC ROOFING EMPLOYEE, WITHOUT OWNER BEING SUBJECT TO A SERVICE CHARGE, MINIMUM CHARGE, FIRM BID PRICE OR TIME AND MATERIAL.

CLAIMS: ALL CLAIMS FOR NON-FULFILLMENT OF THIS CONTRACT SHALL BE MADE NOT LATER THAN 30 DAYS AFTER COMPLETION OF THE WORK. ABC ROOFING'S LIABILITY IS LIMITED ONLY TO LABOR & MATERIAL AND DOES NOT ASSUME OR ACCEPT NEITHER ANY RESPONSIBILITY FOR INTERIOR OR EXTERIOR DAMAGE NOR ANY DAMAGE TO CONTENTS WITHIN THE SUBJECT PROPERTY.

TIME LIMIT THIS PROPOSAL IS MADE FOR IMMEDIATE ACCEPTANCE AND IS SUBJECT TO WITHDRAWAL WITHOUT NOTICE. THIS CONTRACT IS MADE WITH THE UNDERSTANDING WHEN ACCEPTED BY THE OWNER OR HIS AGENT AND APPROVED BY ABC ROOFING, ALL CONDITIONS ON THE REVERSE SIDE BECOME AN INTEGRAL PART OF THIS CONTRACT.

ORAL PROMISES: ABC ROOFING ASSUMES NO RESPONSIBILITY WHATSOEVER FOR ORAL PROMISES. ALL TERMS AND CONDITIONS MUST APPEAR IN WRITING AND APPEAR ON THIS CONTRACT. THERE ARE NO PROMISES, REPRESENTATIONS OR UNDERSTANDING OUTSIDE OF THIS INSTRUMENT, AND EXCEPT AS HEREIN OTHERWISE EXPRESSLY PROVIDED, THIS INSTRUMENT SHALL NOT BE ALTERED OR MODIFIED EXCEPT BY AN AGREEMENT IN WRITING SIGNED BY THE PARTIES HERETO, AND NO OFFICER AGENT OR EMPLOYEE OF THE SELLER SHALL HAVE THE POWER TO WAIVE OR TO BE DEEMED OR HELD TO HAVE WAIVED ANY PROVISION HEREOF, UNLESS SUCH WAIVER SHALL BE IN WRITING AND SIGNED BY ABC ROOFING, OR ITS DULY AUTHORIZED REPRESENTATIVE.

CEILINGS: ABC ROOFING WILL NOT ASSUME OR ACCEPT ANY RESPONSIBILITY OR LIABILITY FOR DAMAGED OR STAINED CEILINGS, CRACKED OR FALLING PLASTER, INSULATION OR ACCOUSTICAL TILE; CAUSED BEFORE, DURING OR AFTER WORK IS COMPLETED, NOR FOR REPAINTING OR REFINISHING OF DAMAGED AREAS.

L-FLASHING IN WALLS AND CHIMNEYS WILL NOT BE REMOVED UNLESS IT IS SPECIFICALLY STATED WITHIN THE COURSE OF THE WORK AS PROSENTED IN THIS CONTRACT. (SHOULD THE L-FLASHING HAVE TO BE REPLACED THE ADDITIONAL CHARGE WILL BE DETERMINED AS IS NEEDED).

REQUIRED SLOPE OF ROOF: ABC ROOFING ASSUMES NO RESPONSIBILITY WHATSOEVER FOR LIABILITIES ARISING FROM ROOFS NOT MEETING 1/8" IN 12" MINIMUM SLOPE AS REQUIRED BY FBC &/OR ANY OTHER PREVAILING MUNICIPAL COUNTY OR STATE REQUIREMENTS. ABC ROOFING ACCEPTS NO RESPONSIBILITY FOR PONDING OR STANDING WATER.

GUARANTEE: WE ASSUME NO RESPONSIBILITY FOR DAMAGES CAUSED BY ANY ACTS OF GOD SUCH AS HURRICANES, TORNADOS, LIGHTING, ETC. OR ANY OTHER ACTS BEYOND OUR CONTROL. WE FURTHER ASSUME NO RESPONSIBILITY FOR DAMAGES CAUSED BY PLANT LIFE, TERMITES OR NEGLIGENCE ON PART OF THE OWNER OR OWNERS AGENT. SHOULD ABC ROOFING NOT RECEIVE FULL PAYMENT FOR SERVICES RENDERED ANY GUARANTEE PROVIDED BECOMES NULL AND VOID.

ABC ROOFING RESERVES THE RIGHT TO CORRECT ANY & ALL PROBLEMS, CONDITIONS, IMPROPER WORKMANSHIP WHERE IT IS FOUND RESPONSIBLE. ABC ROOFING CAN FURTHER AUTHORIZE THAT THE OWNER/AGENT MAY CALL IN OTHERS, BUT WILL NOT ACCEPT ANY RESPONSIBILITY OR LIABILITY FOR SERVICES PERFORMED BY OTHERS, NOR SHALL PAYMENT FOR LABOR & MATERIALS EXCEED WRITTEN AGREEMENT BETWEEN ABC ROOFING & OWNER/AGENT.

DELAYS: IF FOR ANY REASON SHOULD ABC ROOFING BE UNABLE TO FULFILL THIS CONTRACT DUE TO STRIKES; MATERIAL SHORTAGES, LABOR DISPUTES; FAILURE TO PAY INVOICES AS PRESENTED; COURT INJUNCTIONS OR LEGAL ACTION; OR ANY TYPE OF PROPERTY OWNER DISPUTE, ABC ROOFING SHALL BE ENTITLED TO ALL LABOR, MATERIAL, LOSS OF REVENUE, RENTAL & SET-UP FEES FOR STARTING AND STOPPING, PLUS ALL LEGAL FEES. ABC ROOFING IS NOT RESPONSIBLE IN ANY WAY AFTER THE JOB HAS BEEN HALTED; DELAYED OR CANCELLED FOR DAMAGES, CLAIMS OR INJURIES.

CANCELLATIONS: IF CONTRACT IS CANCELLED BY OWNER AFTER 3 DAYS FROM DATE OF SIGNING, BUYER SHALL FORFEIT 50% OF ANY DEPOSIT MADE TOWARD THIS CONTRACT SHOULD A DEPOSIT BE REQUIRED. THE OWNER WILL BE RESPONSIBLE FOR ANY EXPENSES ABC ROOFING HAS INCURRED IN CONNECTION WITH THE JOB START PREPARATION, PERMITTING, CANCELLATION FEE'S FOR MATERIALS ORDERED, RESTOCKING FEES OF MATERIALS ORDERED ETC. ABC ROOFING MAY CANCEL CONTRACT AND RETURN FULL DEPOSIT AT ANY TIME PRIOR TO JOB START.

SOFFITT REPAIR OR REPLACEMENT: IS NOT PART OF THIS CONTRACT/SCREEN ENCLOSURES: REMOVED & REPLACED BY OTHERS THROUGH OWNER OR AGENT. ABC ROOFING IS NOT RESPONSIBLE FOR DAMAGE TO SCREEN ENCLOSURE OR SCREENS IF ENCLOSURE IS NOT BACKED FROM EDGE OF ROOF. SOLAR UNITS: REMOVED & REPLACED BY OWNER OR AGENT. GUTTER SYSTEMS REMOVED BY OTHERS. IN THE EVENT WOOD ROT IS DISCOVERED DURING THE TEAR-OFF PHASE, ABC ROOFING WILL REMOVE GUTTER SYSTEM AND OWNER OR OWNERS AGENT TO REPLACE. ABC ROOFING WILL NOT ACCEPT ANY LIABILITY NOR RESPONSIBLY FOR THE CONDITION OR FUNCTIONALITY OF GUTTERS.

ABC ROOFING SHALL NOT BE HELD RESPONSIBLE FOR CRACKS IN DRIVEWAYS, CURBS & SIDEWALKS; OR FOR FLORAL DAMAGE; OR FOR DEBRIS THAT FILTERS THROUGH EXPOSED BEAM CEILINGS; NOR FOR ANY ROOFING MATERIALS SUCH AS CEMENT TILE, SHINGLES, and METALS ETC. CHANGING COLOR OR SHAPE OF MATERIALS, INCLUDING LUMBER SIZE.

SIGN OFF AND WARRANTY INFO

Warranty Options:

Warranty above comes with a standard 12 year warranty with Tag&Stick (2-plys)

Other Optional warranty for Peel & Stick available for a 10 year warranty for \$12,550 (1-ply)

Additional Notes:

ABC includes permit, inspections, labor and materials.

ABC will include SWR- secondary water barrier is an extra roof barrier to the roof.

ABC will include a 1 time application of Roof A Cide algae roof treatment at no cost.

ABC will include the first 200 square FT of plywood and first 16 FT of fascia.

Call Cesar at 786-397-3380 or email me at Cesar@abcroofingcorp.com to move forward.

Your Contract Price:

Roof System being installed: Tag&Stick 2- plies Roof system

Roof System Cost: \$13,489.00

Additional add ons: Gutters- If they will be installed \$\$1,100

Total Roof Cost: Mission Sunset premium tiles included on quote

Payment Schedule

- 10% deposit due at signing.
- 60% payment due at tear-off.
- 30% balance due upon final city inspection.
- Additional wood or wall flashing costs will be added to the final invoice.

Note: 3% Credit card processing fees may apply.

Home Owners Signature: _____

Printed Name: _____

Date Signed: _____

ABC Rep. Signature: _____

Printed Name: _____

Date Signed: _____

Pool Bldg Roof

KAIROS

ROOFING

ABOVE THE REST

Kairos Roofing
2190 W STATE ROAD 84
Fort Lauderdale, FL 33312

CCC1332202

BILL TO

Knightsbridge Village HOA
5665 Coral Ridge Drive
Coral Springs, FL 33076 USA

ESTIMATE
180369158

ESTIMATE DATE
Apr 18, 2025

JOB ADDRESS

Knightsbridge Village HOA
4801 Northwest 115th Avenue
Coral Springs, FL 33076 USA

Job: 180349495

Technician: Justin Loughney

ESTIMATE DETAILS

Kairos Elite (Kairos Elite): Kairos Roofing is pleased to submit our proposal to provide all labor, materials, equipment, insurances, engineering, and permits required to perform the following scope of work:

PHASE ONE: PREPARATORY

- Perform onsite pre-construction meeting with project management team.
- Mobilize to jobsite and setup all required ground protection for the driveway, pools, shrubs, etc.
- Obtain all necessary roofing permits required by local municipality. Permit allowance up to \$500.00 is included.

PHASE TWO: DEMOLITION AND DRY IN

- Remove the existing roofing system down to wood deck and dispose accordingly.
- Remove all existing gutters and dispose accordingly. Downspouts will be left in place for new gutters to tie into existing. New gutters are not included in this scope of work.
- Inspect wood deck for any deteriorated decking. Proposal includes up to six (6) sheets plywood decking. Refer to lumber schedule for additional wood members.
- Re-nail existing wood decking with 2.5" 8D nails as per the Florida Building Code.
- Furnish and install one (1) layer of #30 felt mechanically fastened with 1-1/4" ring shank nails and 1-5/8" tin caps at perimeter edge, valleys & gable ends.
- All existing valleys will receive new valley metal installed with 1-1/4" ring shank nails.
- Fabricate and install new 3x3" drip edge metal with 1-1/4" ring shank nails along perimeter edge of roof.
- Install new lead flashing at plumbing vents and replace all existing vents with new.
- All roof return flashings to receive new 11x5" metal flashings at all locations.
- All sheet metal to consist of 26-gauge galvanized.

PHASE THREE: SELF-ADHERED UNDERLAYMENT INSTALLATION

- Paint all exposed metals with asphalt primer on roof side to ensure proper adhesion of self-adhered underlayment.
- Install one (1) layer of self-adhered modified asphalt roofing underlayment throughout

roof surface area per manufacture's recommendations for direct to deck system.

- All exposed cricket areas to received 3-ply modified roofing system.
- All valley locations to receive one (1) ply of self-adhered granulated as additional reinforcement and protection from UV rays.
- All penetrations and flashings to be reinforced with a polyurethane Polyflash 1C liquid applied flashings compound.

PHASE FOUR: TILE INSTALLATION

- Install Standard Concrete Tile set in Miami-Dade approved foam adhesive.
- Install hip & ridge metals along all ridges to allow foam adhesion of ridge tiles.
- Install metal eave closures at all eave locations.
- Install concrete mortar finish to all tile gables, valleys, and ridges.
- Perform mandated uplift test by engineer. Cost of report included.
- Clean premises and haul garbage away for final inspection.

PHASE FIVE: PROJECT CLOSEOUT

- Perform all final city inspections to close out permit.
- 20 Year Manufacturer's Material Underlayment Warranty.

Packages - Includes

- Better Than Basic
- 10 Year Kairos Roofing Workmanship Guarantee.
- Kairos Elite
- 15 Year Kairos Roofing Workmanship Guarantee.
- Year 10 (Kairos Roof Rejuvenation)
- Above The Rest
- 20 Year Kairos Roofing Workmanship Guarantee.
- MTS Self-Adhered underlayment (30-Year Labor and Material Warranty)
- Year 10 (Kairos Roof Rejuvenation)

SERVICE	DESCRIPTION	QTY
1	Tile Replacement	1.00
2	Kairos 15 Year Workmanship	1.00

#	DESCRIPTION
1	30 Day Savings

SUB-TOTAL	\$17,478.39
TOTAL	\$17,478.39
EST. FINANCING	\$354.81

Thank you for choosing Kairos Roofing
CUSTOMER AUTHORIZATION

It is agreed and understood by and between the parties that this Agreement (Estimate Page and Project Details, Payment, and Acknowledgments Page), constitutes the entire understanding between the parties, and there are no verbal understandings, changing or modifying any of the terms of this Agreement unless a written Change Order is signed.

Sign here

Date 4/18/2025

pool building Roof



12201 NW 35th Street #212 Coral Springs, FL 33065
Phone: (954) 755-9027 Fax: (561) 634-2782
Email: info@frgdevelopment.com
General Contractor License CGC #1516434
Roofing Contractor License CCC #1328752
Plumbing Contractor License CFC #1429161

Proposal/Contract

Date: April 30, 2025

Customer: KnightsBridge Community. Coral Springs
C/O Integrity Property Mgmt.
5665 Coral Ridge Drive
Coral Springs, FL 33076

Site Address: [Community Clubhouse]

Scope of Work:

Sloped Roof Replacement: Tile Roof

- Obtain required permits
 - Pricing includes Permit Fees
- Remove existing roof system to clear all areas,
- Repair any rotted or damaged truss supports.
 - 25ft of 2" x 4" truss is included in the price
 - Additional 2" x 4" truss will have a cost of \$6.50 per ft.
- Re-nail existing sheathing as per code
- Replace damaged/rotten Plywood with ring shank 2 ½ in. nails as per code
 - Up to 3 sheets of Plywood are included in the price
 - Additional Plywood sheets, if necessary will be billed at \$115 each
- Replace damaged/rotten fascia wood
 - Up to 20' of fascia are included in the price
 - Fascia replaced, if necessary will be billed at \$10.5 LF.
- Install 26 gage Galvalume drip edge
 - Color options (Galvanized, White, or Brown)
- Install 26 gage 16" galvanized valley metal if applicable
- Install one ply of PolyStick MTS Plus as a base sheet over decking
- Install Roof penetrations , lead stacks, gooseneck vents etc.
- Install PolyGlass Polystick TU Plus underlayment
- Install Standard Concrete roof tiles with Tile Bond Foam or equivalent
 - The specific tile choice will be Brand: **TBD** Model: **TBD**, and Color: **TBD**. If a different selection is made after the purchase order is placed, it may result in additional cost.
(Customer's Initials Here ____ ____)

General

- Remove all job-related trash and debris from job site and dispose of properly.
- All work will be done accordance to Florida Building Code. We will schedule all permit and manufacturer inspections

Exceptions:

- All gutters and downspouts will be removed and disposed of. At customer's request, gutters and downspouts may remain and we protect them, as best as possible, then, re-install them. Customer is responsible to have new gutters installed, if desired, at customer's expense, unless otherwise specified in scope of work. We will provide estimate for new gutters, when re-roof is completed. (Customer's Initials Here ____ ____)



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- Flashing and/or Stucco Repairs found to be necessary when the areas are exposed are not included in the price unless otherwise stated in the Scope of Work. These repairs will be billed as extra charges or \$26 per LF. .
(Customer's Initials Here ____)

Qualifications:

FRG Development and Construction will maintain workplace conditions in accordance with all manufacturers' recommended and or standard practices for roofing on day-to day basis.

All roofing work and sheet metal applications will be done in strict compliances of the NRCA guide lines, Miami-Dade County Notice of Acceptance, as well as SMACNA Sheet Metal Fabrication guidelines.

Project Pricing = \$22,500.00 Dollars **

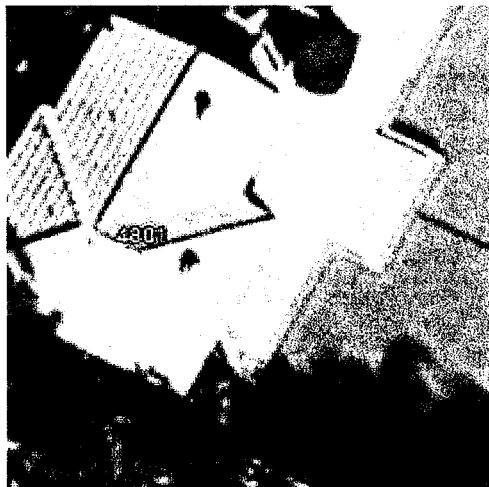
** Pricing and availability of materials are subject to change. Proposal price valid for 30 Days

Payment Draw Schedule:

Deposit to bind this agreement	(20%)
Progress Payment when Permit approved before tear-off	(40%)
Progress Payment upon roof Dry-in Inspections passed	(30%)
Final Payment on project completion	(10%)

Warranties from Contractor:

Roof: Five (5) year Workmanship Warranty is included in this agreement. *Damage from "Acts of Nature" (storms), neglect, vandalism, is NOT covered under the above-mentioned warranty.*





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Terms and Conditions:

1. All work shall be completed in a quality workmanship like manner and in compliance with all building codes and other applicable laws.
2. Payments must be made per the above payment schedule. Invoices will be issued to cover payment requests for all due amounts. Payments are due net 5 business days after receipt of invoice by owner or owner's designated agent. If payment fails to arrive by agreed upon schedule, Contractor shall have right to suspend work until such time payment arrives, then Contractor has a reasonable time to reschedule work, should Contractor have begun work on another project. Failure to make payment within **Ten (10) business days** of payment due date shall constitute a breach of contract.
3. To the extent required by law all work shall be performed by individuals dully licensed and authorized to perform said work.
4. All work will be done accordance to Florida Building Code. We will schedule all permit and manufacturer inspections
5. Contractor may at its discretion engage subcontractors to perform work hereunder, provided Contractor shall fully pay said subcontractor and, in all instances remain responsible for the proper completion of this agreement.
6. Contractor shall furnish Owner appropriate releases or waivers of lien for all work performed or materials provided at the time the next periodic payment shall be due, if requested by Owner or Representative.
7. All change orders shall be in writing and signed by both Owner and Contractor.
8. Contractor shall obtain all permits necessary for the work to be performed. Cost of permits will be the burden of Owner unless specified otherwise in the Pricing section of this agreement.
9. Contractor shall not be liable for any delay due to circumstances beyond its control including weather, casualty or unavailability of materials.
10. Owner may cancel this agreement up to three (3) days following the date of signing, without any penalty. After this period has passed, cancellation by owner will require written notice to Contractor that must be received by Contractor prior to commencement of work. Commencement of work is defined as workers or subcontractors on job site for at least one hour. Owner will pay to contractor 25% of the contract price in the event that a cancellation notice is received after the three (3) day period.
11. Contractor warrants all workmanship for a period, specified in the Warranty section of this contract, following the date of completion. Materials may be covered by additional manufactures' warranties. Contractor's Warranty is valid only for Owner on this agreement and is not transferrable by sale to new Owner.
12. Asbestos – abatement removal and disposal, if required, are not included in this contract
13. For Roofing Projects - Please inform us if you have an exposed roof deck (The underside of deck is visible and not covered by a ceiling.) Nails may penetrate this deck and dirt, dust, and debris could fall from the seams during the re-roof procedure. Please take the necessary precautions to protect the interior.
14. For Roofing Projects - This agreement does not include electric, plumbing, solar panel, mechanical, satellite dish or screen enclosure, if applicable unless specifically stated in detail in the "Scope of Work"
15. Please be informed that heavy equipment and tools may be used to perform the work.
16. There may be some disturbance to the occupants from the noise and vibration. Contractor will not be responsible for loose interior fixtures including, but not limited to light fixtures, chandeliers, wall hangings, popcorn or water damaged ceilings.
17. For Roofing Projects - As per building codes, any gas vents on the roof, need to be worked on and/or signed off by a licensed plumber, the cost of this service is not included in this agreement unless specifically stated in detail in the "Scope of Work"
18. For Roofing Projects - Interior work is not included, (drywall, popcorn, carpentry, etc.) unless specifically stated in detail in the "Scope of Work"
19. For Roofing Projects – Tile loading onto roof may require special loading equipment to be used. Owner hereby authorizes access for the loading company to use the driveway and/or any adjacent property to accommodate the loading equipment. We will not be responsible for any damage to customer's driveway or adjacent property resulting from this use.
20. Our workers will clean up and dispose of all debris around the jobsite, daily, before leaving. However during the workday, and possible after hours, there may be sharp metal objects such as nails that can injure people or damage vehicles that may step or ride



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over them. Contractor will not be responsible for any personal injuries that may occur to people (children included) walking or playing around at the jobsite. Contractor will not be responsible for more than .5% (1/2 Percent) of the job price to compensate for a situation where a tire was punctured by a nail not picked up.

21. Some projects require lawn access. Landscaping repairs and irrigation repairs are not included
22. If the building department requires an architect and/or an engineer for any documentation, these costs are not included in this agreement unless specifically stated in detail in the "Scope of Work"
23. If the building department requires any testing beyond what is stated in this agreement, there will be additional charge for the testing services.
24. We will not be responsible for damages that may be done by other trades, hired by the owner, The costs to repair such damages will be the responsibility of the owner. In addition, we will not be responsible for any delay of our work due to the negligence of any third party, employed by the owner.
25. A dump truck or large trash container may be on-site during the project, including overnight periods
26. Customer (Owner) is responsible to assure that their vehicles and vehicles belonging to visitors or neighbors are not parked near the work areas. Contractor is not responsible for any damage to vehicles parked near the construction areas.
27. Accidental damage to customer's property: In the event that accidental damage occurs to customer's property, resulting from an accident or incident related to the work being performed by contractor, Customer will allow the contractor to repair such damages at contractor's expense without seeking reimbursement from contractor's insurance. Repairs will restore to pre-accident condition using like materials and to customer's satisfaction.

This proposal will be a contract when signed by Owner or Representative*

***Note: this contract supersedes prior proposal/contract dated June 5 2023, that did not include the Flat Roof**

Accepted by,

Signature () Owner () Representative

Date: _____

Printed Name: _____



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Mandatory Provisions required by Florida Statute

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.

FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND

PAYMENT MAY BE AVAILABLE FROM THE FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND IF YOU LOSE MONEY ON A PROJECT PERFORMED UNDER CONTRACT, WHERE THE LOSS RESULTS FROM SPECIFIED VIOLATIONS OF FLORIDA LAW BY A LICENSED CONTRACTOR. FOR INFORMATION ABOUT THE RECOVERY FUND AND FILING A CLAIM, CONTACT THE FLORIDA CONSTRUCTION INDUSTRY LICENSING BOARD AT THE FOLLOWING TELEPHONE NUMBER AND ADDRESS:

Construction Industry Licensing Board
2601 Blair Stone Road
Tallahassee, FL 32399-0783
Customer Contact Center: 850.487.1395

Accepted by,

Signature () Owner () Representative

Date: _____



TOTAL IRRIGATION MANAGEMENT, INC.

10790 NW 53rd Street, Sunrise, FL 33351 ~ P. O. Box 450626, Sunrise, FL 33345
Office (954) 578-2352 ~ Fax (954) 746-7836

PROPOSAL **82162E**

DATE: May 2, 2025

TO: Knightsbridge Village Homeowners Association, Inc.
c/o Integrity Property Management
5665 Coral Ridge Drive
Coral Springs, FL 33076
Contact Name: Amy Trimble Cindy Whittle E-Mail: Cindy@ipmFlorida.com

PROPERTY: Knightsbridge Village

New Irrigation Pump Station

We hereby propose to furnish the materials and perform the labor necessary to install new irrigation pump station, for Jockey pump.

- We propose to install a new Irrigation Craft pump station for the Jockey pump.
- Deliver and set new pump station on precast concrete pad
- Connect/plumb into irrigation system
- Install New Suction line and floats.
- Calibrate and start up new pump station.
- Prime and test for proper operation.

Proposal to Fabricate and deliver Irrigation Craft model # ICS-S5PD-2303-CS.

The station is described as follows:

- Station Type: Shadow 324 Starlite HDPE power ventilated enclosure. Welded aluminum frame and control pedestal, lockable doors, pre-cast concrete pad.
- Control Panel: Pressure Demand UL 508A PLC controlled, fuseless, Type 4X control panel with solid state digital sensors. Controls interfaced with existing 25hp station to provide jockey service.
- Main Pump: 5hp centrifugal, 50gpm / 65psi discharge – 12ft max lift, Premium efficiency, TEFC motor.
- Manifolds: Roll groove / mechanical galvanized above grade, prime/hose bib, pressure gauge, discharge check and isolation butterfly, steel to PVC adaptor for intake connection.
- Existing Station: Remove Left door to accommodate new station placement. Modify Right door to accommodate proper closure. Modify discharge manifold to join new station discharge. Controls interfaced with new 5hp station
- Delivery: Station delivered, set in place. Adequate access required.
 - 80' – 3" Sch 40 pipe
 - 1 – 3" Tee
 - 2 – Duck Float
 - 4 – 90ss
 - 4 – 3" x 48" Groove x Groove Galvanized Nipple
 - Miscellaneous PVC & Electrical Fittings
 - Labor



TOTAL IRRIGATION MANAGEMENT, INC.

10790 NW 53rd Street, Sunrise, FL 33351 ~ P. O. Box 450626, Sunrise, FL 33345
Office (954) 578-2352 ~ Fax (954) 746-7836

Proposal 82162E – Continued

Cost: \$45,600.00 (Forty-Five Thousand Six Hundred Dollars)

Payment Requirements: 50% due upon commencement and 50% upon completion.

- ❖ *Permits, Backflow preventions, and fencing are not included in this proposal.*
- ❖ *Customer to provide proper electric to pump station by their electrician.*

*This Proposal is valid for 30 days, pending price increase resulting from tariffs"
There is a one-year manufacturer warranty on Pump Station

If legal procedures become necessary to resolve any portion of this agreement, the prevailing party shall be entitled to any, and all fees incurred.

Submitted by: Bob Halleland

Acceptance of proposal

SIGN

A large, stylized handwritten signature in black ink, likely belonging to Bob Halleland, written over a horizontal line.

PRINT

BOB HALLELAND

DATE

5/30/25