



The VAHCA Board of Directors approved CPS to perform DT on 10 balcony samplings, locations tbd by NV5; to be scheduled by NV5.

6-4-26

Carter Nelson
NV-5

Re: Village of Haile – destructive testing

Mr. Nelson

We respectfully submit the following proposal and price quotation to assist the engineer in performing destructive testing per the scope of work below.

Scope of Work:

- Project Manager assigned for duration of work — single point of contact for NV5 and the community.
- Project Superintendent on-site full-time to coordinate access, crew sequencing, and engineer inspection windows.
- Portable toilet furnished and serviced for the crew on-site.
- 45-foot to 60' articulating boom lift (4WD, engine-powered) provided for safe elevated access at all balcony locations.
- Protection of existing adjacent finishes, landscaping, and common areas per industry-standard practices.
- Remove cladding and finish material at the bottom termination of designated balcony columns to expose the substrate and structural connection for NV5 inspection.
- Remove cladding and finish material at the top termination of designated balcony columns to expose the substrate and any embedded attachment conditions.
- Work proceeds column by column to allow NV5's inspector immediate access after each opening is made.
- Remove soffit material at designated balcony locations to expose the underside framing, connection hardware, and any embedded waterproofing or drainage components.
- Remove fascia material at designated balcony locations to expose the leading-edge framing and any associated flashing or sealant conditions.
- Engineer inspection windows are provided immediately following each opening; crew remains on-site to assist with probing or additional selective removal as directed by the Engineer.
- All open areas — columns, soffits, and fascia — will be covered and sealed with polyethylene plastic sheathing at the close of each workday.
- Butyl tape used to seal all perimeter edges of the plastic sheathing, creating a weather-resistant temporary enclosure.
- Temporary coverings are designed to protect each opened location until full repairs are complete.



Notes / clarifications:

- The destructive testing crew includes field personnel and a working supervisor.
- The 45-foot to 60' articulating lift provides safe access to all elevated balcony conditions without the need for scaffolding.
- This proposal does not include permit or engineering fees.
- This proposal does not include removal or disposal of hazardous or regulated materials of any kind.
- This proposal does not include any exploratory demolition at the interior.
- Does not included weather walls. if necessary, our stand weather wall installation pricing is \$100.00 per liner Ft.
- Power and water, including connections, if necessary for this project, are to be supplied by the owner free of charge.
- This proposal does not include actual repairs. The scope above is only for exploratory work.
- All furniture, and any other movable objects in the work areas are to be removed by the owner prior to us starting the work on each area. We will not be responsible for anything left in the work areas.
- CPS will not be responsible for embedded utilities unless clearly marked on drawings or details are provided prior to commencement.
- Parking for CPS personnel & management, as well as staging area for equipment is to be supplied by the owner, free of charge to the contractor.
- All demobilization and remobilization costs required due to a named storm or severe inclement weather are excluded from this proposal.
- No shoring is included in this proposal. The currently installed shoring is assumed to be functional and adequate.
- Due to market fluctuation in material costs, material costs included in this proposal are subject to market escalation.
- This proposal is only based on completing DT work in time frames listed below. Any additional duration will required additional cost.

Total base bid price, including labor and materials: \$6,800.00 Based on 7 balconies / 2 days

BOARD OF DIRECTORS TERMINATED 6.10.2026

Unit pricing:

- Stucco / remove and replace \$45.00 per square foot
- Concrete repairs \$450.00 per cubic foot
- Superintendent / Hourly \$85.00
- Labor / Hourly \$65.00

After your review, should you have any questions, please do not hesitate to contact me.

Best regards,

Carl Singleton

Carl Singleton

■ 13505 prestige place, Tampa Florida 33635 ■
 ■ 4700 SW 51st St., suite 216 Davie, Florida 33314 ■
 ■ 9900 Irvine center drive, suite 100, Irvine, California 92618 ■
 ■ 9556 historic kings pl., suite 204, Jacksonville, Florida 32257 ■
 ■ office: 954.589.2405 fax: 727.739.9777 ■
 ■ www.completeproperty.com ■

VILLAGE AT HAILE CONDOMINIUM – PROJECT SUMMARY UPDATE AND BOARD MEETING SUPPORT

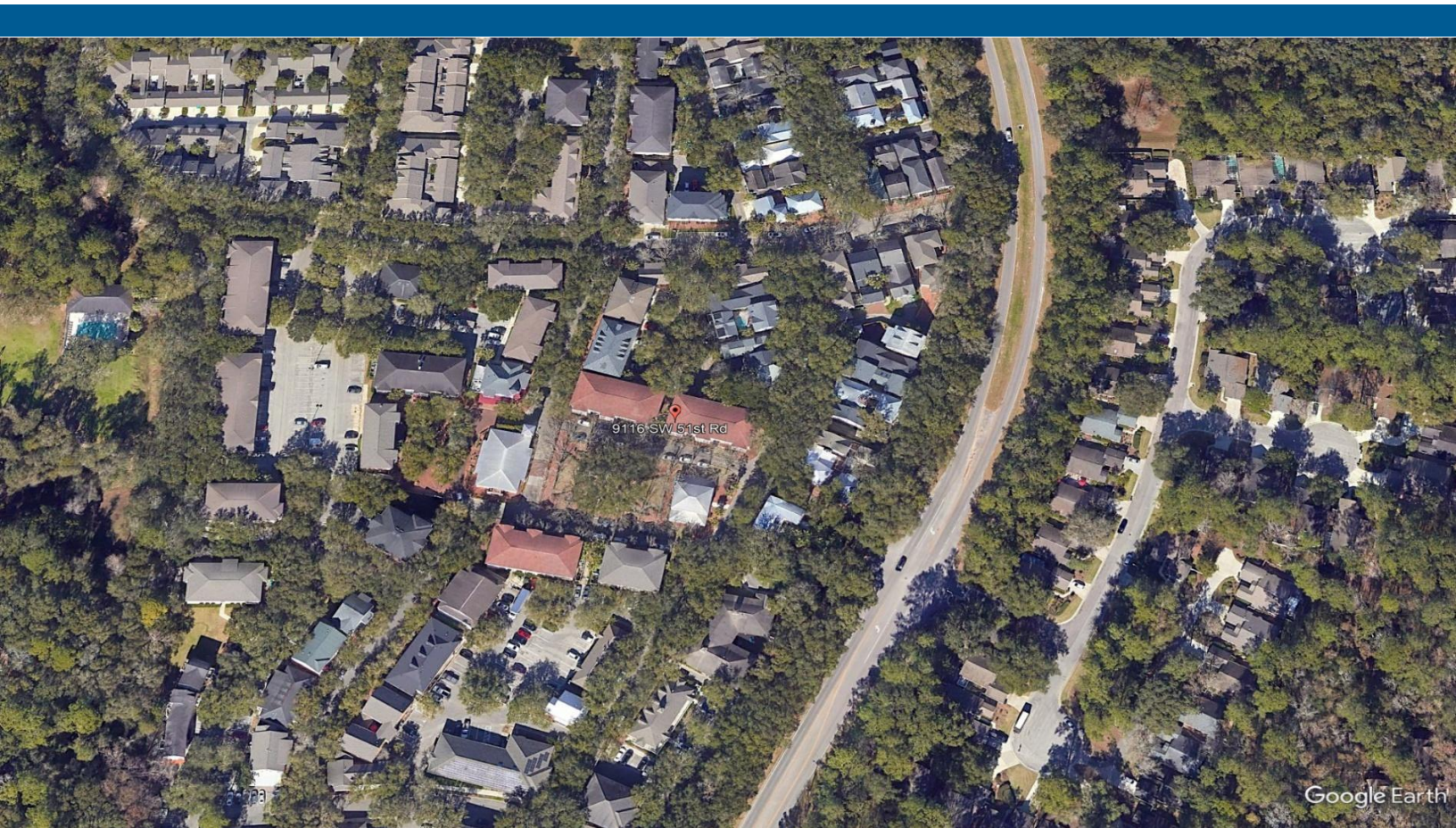
May 18, 2026

Prepared For:

VILLAGE AT HAILE CONDOMINIUM ASSOCIATION, INC.

c/o Haile Management
5230 SW 91 Drive, Suite C
Gainesville, Florida 32608

2026.191.191



N|V|5

10500 University Center Drive
Suite 230, Tampa, Florida 33612
Phone: 800.200.5550

2026-191-191



May 18, 2026

Via email: (HaileVillage@hailemanagement.com)

Bobbie Jo Blackwell

Village at Haile Condominium Association, Inc.

c/o Haile Management

5230 SW 91 Drive, Suite C

Gainesville, Florida 32608

Re: Village at Haile Condominium – Project Summary Update and Board Meeting Support

NV5 Proposal No.: 2026.191.191

Dear Board of Directors:

We appreciate this opportunity to provide you with professional consulting services for the above-mentioned project. We submit this proposal pursuant to your recent request. The following information defines our understanding of the project and is the basis for our scope of services:

Project Description

Village at Haile Condominium Association, Inc. is a residential condominium community located at **9116 SW 51st Rd in Gainesville, Florida**. NV5 has been retained by the Association to prepare an updated project summary incorporating the revised Bid from **I&E Construction**. In addition, NV5's participation in the Association's Board meeting, which has already been completed, is included as part of this proposal.

NV5 will provide the following Scope of Services:

- Preparation of an updated project summary incorporating the revised bid submitted by I&E Construction. The previously submitted bid from Cutting Edge will also be included for side-by-side comparison purposes.
- Participation in the Association's Board meeting, which has already been completed, during which NV5 presented project information and responded to questions from the Association.

Fees:

<u>Item</u>	<u>Description</u>	<u>Fee</u>	<u>Initial for Approval</u>
A.	Updated Summary	\$ 895.00	 05/09/26 6:30 AM EDT dotloop verified
	Participation in Board Meeting (Completed May 6, 2026)	\$ 595.00	 05/09/26 6:30 AM EDT dotloop verified
	Total Fees	\$ 1,490.00	

Project Timeline

The scope of work shall be completed within **two (2) to three (3) business days** following the execution of the proposal.



Offices Nationwide

CONSTRUCTION QUALITY ASSURANCE | INFRASTRUCTURE | ENERGY | PROGRAM MANAGEMENT | ENVIRONMENTAL



Authorization

All services will be conducted in accordance with this Proposal and the attached Terms and Conditions. To initiate services please have enclosed Proposal Acceptance Agreement completed and signed by an authorized representative of Client, where indicated and return a copy to my attention. Notwithstanding the foregoing, if you direct or request NV5 to commence services, you thereby agree with this Proposal and referenced Terms and Conditions- and agree to be governed and obligated by them -regardless of whether you return a signed Proposal Acceptance Agreement form.

The scope of services and fees outlined in this proposal are valid for one hundred eighty (180) days from the date of this document. If a contract is not authorized within that time frame, a revised proposal and contract will be required.

Note: Should any additional services, such as testing, analysis, or specialized work, be required during the course of the project, these will be addressed in a separate proposal. These services are not included in the current agreement unless specifically outlined.

The Consultant shall have no obligation to perform any work not expressly listed above or in a written amendment to this agreement, signed by all parties. All services are to be performed during normal business hours Monday - Friday 8am to 5pm.

NV5 appreciates the opportunity to be of service to you on this project. If you have any questions or require additional information, please contact Suzanne Perkins at your convenience.

Respectively submitted,

NV5, Inc.

Attachments Proposal Acceptance Agreement
NV5 General Forensics Terms and Conditions FL (Rev. 1-2023)
NV5 2026 Fee Schedule

Accepted and Agreed to This 8 Day Of June 2026.

NV5, INC.

Village at Haile Condominium
Association, Inc.

Carter A. Nelson
Principal Engineer - Forensics

Bobbie Jo Blackwell

dotloop verified
06/09/26 6:30 AM EDT
SQLC-RAS-CTMC-3DSA

Authorization Signature



NV5 PROPOSAL ACCEPTANCE AGREEMENT



PROPOSAL ACCEPTANCE AGREEMENT
NV5, INC.

Description of Services: Project Summary Update and Board Meeting Support
Project Name: Village at Haile Condominium Association, Inc.
Project Location: 9116 SW 51st Rd, Gainesville, FL 32608
NV5 Proposal No.: 2026-191-191
Proposal Date: May 18, 2026

APPROVAL & PAYMENT OF CHARGES - *Invoices will be charged and mailed to the account of:*

Firm: _____

Attention: _____

Address: _____

Telephone: _____ Fax: _____

Billing E-Mail Address: _____

ACCEPTED BY:

AUTHORIZED SIGNATURE: _____

NAME AND TITLE: _____

DATE ACCEPTED: _____

PAYMENT TERMS: Payment is due in full net 30 days from the date of invoice.
(Remittance Address: PO Box 74008680, Chicago, IL 60674-8680)

PROPERTY OWNER IDENTIFICATION (If other than above)

Name: _____

Address: _____

Telephone: _____ Fax: _____

This AGREEMENT, the proposal, fee schedule, and General Forensics Terms and Conditions FL (Rev.1-2023) constitute the entire agreement between the client and NV5, and supersede all prior written or oral understanding.



NV5 GENERAL TERMS & CONDITIONS



GENERAL TERMS AND CONDITIONS

1. The Agreement. This Agreement between the parties, which shall describe and govern Client's engagement of "Consultant" to provide services ("Services") in connection with the project ("Project") identified in the proposal ("Proposal"), consists of the Proposal, these terms and conditions, Consultant's fee schedule, and any exhibits or attachments referenced in any of these documents. Together these elements constitute the entire agreement between the parties, superseding any and all prior negotiations, correspondence, or agreements, either written or oral, with respect to the subject matter of this engagement. This Agreement shall be interpreted as though prepared by all parties and shall not be construed unfavorably against either party. Consultant requests written acceptance of the Agreement through its Proposal Acceptance Form, but the following actions shall also constitute Client's acceptance of the Agreement: (1) issuing an authorizing purchase order for any of the Services; (2) authorizing Consultant's presence on site; or (3) notification, written (including e-mail) or oral, to Consultant to proceed with any of the Services.

2. Standard of Care. The Services shall be performed in a manner consistent with the level of care and skill ordinarily exercised by members of Consultant's profession currently practicing under similar conditions and in the same locality as the Project. Data, interpretations and recommendations by Consultant will be based solely on information discovered by, or made available to, consultant during the course of the engagement. In connection with such information, Consultant shall not be responsible for the use or interpretation of such information by non-parties to this Agreement. Consultant shall not be held liable for problems that may occur if Consultant's recommendations are not followed.

3. Termination. This Agreement may be terminated without cause by either party upon thirty (30) days written notice, and at any time by either party if the other party defaults in the performance of any material provision of this Agreement and such default continues for a period of seven (7) days after written notice thereof. In the event of termination, Consultant will be paid for services performed through the date of termination, plus reasonable termination expenses, including the cost of completing analyses, demobilization, records and reports necessary to document job status at the time of termination.

4. Intellectual Property & Work Product. (i) All processes, procedures, work product, materials, methodologies or services used or provided by CONSULTANT in connection with this Project will, shall remain, or will always be, the intellectual property of CONSULTANT. Nothing in this Agreement shall operate as a waiver of ownership or a sale of ownership of any CONSULTANT intellectual property. (ii) Client represents and warrants that Client owns and/or has the right to use the intellectual property that is contained in any instrument, report, media, drawing, design, submittal, or document that Client provides to CONSULTANT in connection with the Project, and that said Client-provided document does not and shall not infringe, misappropriate, or violate the intellectual property rights of any third-parties (iii) All documents including reports, electronic media, and drawings, prepared or furnished by CONSULTANT and its subconsultants pursuant to this Agreement are instruments of service in respect of this Project and CONSULTANT will retain an ownership and property interest therein whether or not the Project is completed. The Client may make and retain copies of such documents for information and reference in connection with the Project; however, such documents are not intended or represented to be suitable for reuse by the Client, including extensions of the Project or on any other project, nor are they to be relied upon by anyone other than the Client. Accordingly, the Client will, to its fullest extent permitted by law, defend, indemnify and hold harmless CONSULTANT from and against any and all costs, expenses, fees, losses, claims, demands, liabilities, suits, actions and damages whatsoever arising out of or resulting from any unauthorized reuse of the documents or disbursement by Client to third parties. If it is necessary to distribute any documents to an unrelated third party, both the third party and Client agree: (a) the third party is bound by all of the conditions and limitations of this Agreement and related documents; and (b) the third party is bound by all limitations of liability or indemnity provisions.

5. Risk Allocation and Limitation of Liability. To the fullest extent permitted by law, and notwithstanding any other provision of this Agreement, the total liability, in the aggregate, of the Consultant, and its officers, directors, partners, employees, agents and sub-consultants, and any of them, to the Client and anyone claiming by, through or under the Client, for any and all claims, losses, costs or damages of any nature whatsoever arising out of, resulting from or in any way related to the Project or the agreement from any cause or causes, including but not limited to the negligence, professional errors or omissions, strict liability, breach of contract or warranty, express or implied, of the Consultant, and its officers, directors, employees, agents or sub-consultants, or any of them, shall not exceed the total compensation received by the Consultant, for Services provided under this Agreement or \$50,000 whichever is less. Client agrees that Consultant shall not be responsible for the means, methods, procedures performance, site safety of the construction contractors or subcontractors, or for their errors or omissions. Client agrees that the work created pursuant to this Agreement is for the sole and exclusive use of Client and is not for the benefit of any third parties. This Agreement and the Services to be performed hereunder shall in no way be construed as a guarantee of deficient-free construction.

PURSUANT TO SECTION 558.0035, FLORIDA STATUTES, AN INDIVIDUAL EMPLOYEE OR AGENT MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE.

6. Resolution of Disputes. The Client shall make no claim for professional negligence, either directly or by way of a cross complaint against the Consultant, unless the Client has first provided the Consultant with a written certification executed by an independent consultant currently practicing in the same discipline as the Consultant and licensed in the same State. This certification shall: (a) contain the name and license number of the certifier; (b) specify the acts or omissions that the certifier contends are not in conformance with the standard of care for a consultant performing professional services under similar circumstances; and (c) state in detail the basis for the certifier's opinion that such acts or omissions do not conform to the standard of care. All claims, disputes, controversies or matters in question arising out of, or relating to, this Agreement or any breach thereof, including but not limited to disputes arising out of alleged design defects, breaches of contract, errors, omissions, or acts of professional negligence, (collectively "Disputes") shall be submitted to mediation before and as a condition precedent to pursuing any other remedy. Upon written request by either party to this Agreement for mediation of any dispute, Client and Consultant shall select a neutral mediator by mutual agreement. Such selection shall be made within ten (10) calendar days of the date of receipt by the other party of the written request for mediation. In the event of failure to reach such agreement or in any instance when the selected mediator is unable or unwilling to serve and a replacement mediator cannot be agreed upon by Client and Consultant within ten (10) calendar days, a mediator shall be chosen as specified in the Mediation Rules of the American Arbitration Association then in effect, or any other appropriate rules upon which the parties may agree. Any cause of action brought against Consultant shall be brought within one year of the work or services performed under this Agreement.

7. Assigns. Client may not assign this Agreement or any right or obligation hereunder without the prior written consent of Consultant, which shall not be unreasonably withheld or delayed; provided, however, that no consent shall be necessary in the event of an assignment to a successor entity resulting from a merger, acquisition or consolidation by either party or an assignment to an Affiliate of either party if such successor or Affiliate assumes all obligations under this Agreement.

8. Governing Law and Survival. The validity of this Agreement, these terms, their interpretation and performance shall be governed by the laws of the State of Florida, and venue shall be in Broward County. If any of the provisions contained in this Agreement are held illegal, invalid, or unenforceable, the enforceability of the remaining provisions will not be impaired. Limitations of liability, indemnification, and non-solicitation & hiring of employees shall survive the termination of this Agreement for any reason. The failure of a party hereto at any time or times to require performance of any provision hereof shall in no manner affect its right at a later time to enforce the same. No waiver by a party of any condition or of any breach of any term contained in this Agreement shall be effective unless

in writing and signed by the waiving party, and no waiver in any one or more instances shall be deemed to be a continuing waiver of any such condition or breach in other instance or a waiver of any other condition or breach of any other term.

9. Billing and Payment. Client shall pay Consultant in accordance with the schedule of fees or charges as shown in the Proposal or fee schedule. Backup data on billing will not be available unless prior arrangements have been made. Prior to initiation of the Services, Client is required to remit any retainer specified in the Proposal. Thereafter, Consultant will submit to Client invoices for the balance due, which shall be due and payable immediately upon submission. If Client objects to all or any portion of any invoice, Client will so notify Consultant in writing within ten (10) calendar days of the invoice date, identify the cause of disagreement, and immediately pay that portion of the invoice not in dispute. In the absence of written notification described above, the balance as stated on the invoice shall be deemed accepted. Invoices are delinquent if payment has not been received when due. In such event, Client shall pay an additional charge of one and one-half (1.5) percent per month (or the maximum percentage allowed by law, whichever is lower) on any delinquent amount. Payment thereafter will first be applied to accrued interest and then to the principal unpaid amount. Consultant shall be entitled to recover for all costs and expenses incurred (including any attorney's fees) in connection with collection of any delinquent amount. Consultant reserves the right to withhold all reports or deliverables and suspend any and all services, including but not limited to expert witness services such as testifying at deposition or trial, unless and until payment is made by Client in accordance with this Agreement. Fee schedules are periodically revised. Unless otherwise agreed, new rates apply to ongoing work as such rates are issued.

10. Waiver of Jury Trial. Each party waives its right to a jury trial in any court action arising between the parties, whether under this Agreement or otherwise related to the work being performed under this Agreement.

11. Liability for Others. Consultant shall not be responsible for the acts or omissions of the Client, architect, architect's other consultants, contractor, subcontractor, other third parties or their respective agents, employees, assigns, successors, or other persons performing any of the work. Consultant shall promptly notify Client if Consultant becomes aware of any inconsistencies in the services or information provided by other parties.

12. Delays. Consultant shall not be liable to Client for delays. Client shall indemnify, defend, and hold harmless Consultant from any actions or claims arising from delays.

13. Waiver. No waiver by a party of any condition or of any breach of any term contained in this Agreement shall be effective unless in writing and signed by the waiving party, and no waiver in any one or more instances shall be deemed to be a continuing waiver of any such condition or breach in other instance or a waiver of any other condition or breach of any other term.

14. Enforceability. This Agreement shall be interpreted by the parties in a manner that ensures this Agreement's compliance with applicable local, state, federal, or foreign laws. The parties affirm that this Agreement is a collaborative effort between Client and Consultant, with no single party considered the drafter of this Agreement or having the drafting of this document construed against them.

15. Severability. Should a court find one of the provisions of this Agreement unenforceable, the remaining provisions of this Agreement shall remain in full force and affect.

16. Entire Agreement. This Agreement represents the entire agreement between the parties. No other prior written or oral representations, negotiations, or discussions are part of this agreement. To the extent allowed by law, any agreement that is a part of the scope of Consultant services and incorporated by reference into this agreement shall be subordinated to the terms and conditions of this agreement where they conflict.

17. Insurance and Indemnity. Consultant shall not (1) post a bond, (2) insure, or (3) indemnify Client against losses caused from the acts or omissions of Client or Client's Contractors and Subcontractors on the project. Client shall require other Contractors and Subcontractors to carry adequate insurance coverage, including such coverage for any performance for Client, to insure and indemnify Consultant against claims for damages, and to insure compliance with Project requirements, including work performance and materials. Additionally, Client agrees indemnify, hold harmless, and defend Consultant for any and all liability, cost, expense (including reasonable attorney's fees, court costs, and expert witness fees) arising or resulting from any and all claims, demands, allegations of defects, judgments, losses or damages on account of injuries, disease, or death to any person, or damage to property, or any other type of loss (including economic loss or damage) in connection with the subject property and/or project. The foregoing defense obligation of Client shall trigger immediately upon notice of claim.

18. Scheduling. Consultant shall use commercially reasonable efforts to prepare its written reports for Client in a timely manner that is reasonable for the parties. Consultant's preparation of its written reports for Client shall be prepared to the Standard of Care in paragraph 2 without exception. Consultant shall use commercially reasonable efforts to be available for Client for meetings, mediations, arbitrations, or trials, but Consultant cannot guarantee their availability for events not known at the making of this Agreement.

19. Scope of Report. The opinions contained within Consultant's reports are limited to the information provided by Client at the time from which Consultant received information for review to the writing of this report. Consultant's preparation of reports may rely on information including, but not limited to, correspondence, drawings, specifications, contracts, adverse party documents, and other expert reports that were deemed accurate and authentic. Unless expressly stated in Consultant's reports, Consultant has not performed any calculations or engineering to test Consultant's hypothesis. Consultant's reports shall not be construed to indicate a course of action or be construed as a recommendation for remedial efforts unless expressly stated therein.

20. Testing and Probing. Unless expressly stated in Consultant's reports, Consultant has not performed any laboratory or field tests to confirm our analysis. Any field visits are limited to observation of areas accessible and exposed for viewing. Consultant makes no representations as to latent defects or to areas to which we are not provided access and, unless expressly stated therein, we have not taken any samples or exposed any areas in an attempt to expose any latent defects. Any probes into latent defects or damaged areas are not Consultant's responsibility, and Consultant cannot guarantee the accuracy of the probe sites. Any recommendations Consultant makes on probe locations are investigative in nature, and do not guarantee that taking a probe in a particular location will reveal a defect or facts that will aid Consultant in the formation of our opinion.

21. Limitations. Consultant's reports are prepared for Client and their client, and are not transferrable or assignable. The provisions of Consultant's reports does not imply that we are providing expert testimony for any litigation including answering interrogatories, answering questions in depositions, attending depositions, preparing exhibits for trial, providing expert testimony, or other litigation related services unless otherwise expressly stated in our service agreement. Consultant's reports shall not guarantee in any way the viability or safety of any structure, does not relieve the property owner of the responsibility for making repairs to the property, nor does Consultant's report relieve the property owner of the responsibility for ensuring that their building meets all applicable building codes or laws.

22. Legality. Consultant's opinion is limited to the design and engineering of the Project, and is not legal advice. Any statutes, building codes, or case law referenced by Consultant are not legal advice, and any analysis or conclusions that are stated herein are not conclusions of law that constitute unauthorized practice of law. Consultant's reports are assumed to be prepared at the request of an attorney, and Consultant assumes its Services to be attorney-client privileged as attorney work product as part of that attorney's investigation in preparation for litigation. Consultant's site visits, any testing, sampling, or recommendations for probing are not an attempt to spoil, destroy, or otherwise disturb potential evidence.

SITE EXAMINATION (If included in Consultant's Services)

23. Site Access and Conditions. Client will provide Consultant access to the Project site for all equipment and personnel necessary for the performance of the Services. As required to effectuate such access, Client will notify all owners, lessees, contractors, subcontractors, and other possessors of the Project site that Consultant must be allowed free access to the site. While Consultant agrees to take reasonable precautions to minimize damage to the site, Client understands that, in the normal course of performing the Services, some damage may occur, and further understands that Consultant is not responsible for the correction of any such damage unless so specified in the Proposal. Client is responsible for the accuracy of locations for all subterranean structures and utilities. Consultant will take reasonable precautions to avoid known subterranean structures and utilities. Client waives any claim against Consultant, and agrees to defend, indemnify,

and hold Consultant harmless from any claim or liability for injury or loss of any party, including costs of defense, arising from damage done to subterranean structures and utilities not identified or accurately located. In addition, Client agrees to compensate Consultant for any time spent or expenses incurred by Consultant in defense of any such claim with compensation to be based upon Consultant's prevailing fee schedule and expense reimbursement policy.

24. Cooperation and Project Understanding. To the extent requested by Consultant, Client will make available to Consultant all information in its possession regarding existing and proposed conditions at the site. Such information shall include, but not be limited to engineering reports, plot plans, topographic surveys, hydrographic data, soil data including borings, field and laboratory tests and written reports. Client shall immediately transmit to Consultant any new information concerning site condition which becomes available, and any change in plans or specifications concerning the Project to the extent such information may affect Consultant's performance of the Services. Client agrees, upon 24 hours oral or written notice, to provide a representative at the job site to supervise and coordinate the Services. Consultant shall not be liable for any inaccurate or incorrect advice, judgment or decision which is based on any inaccurate information furnished by Client, and Client shall indemnify Consultant against claims, demands, or liability arising out of, or contributed to, by such inaccurate information.

25. Sample Disposal. Unless other arrangements are made, Consultant will dispose of all samples remaining at the time of report completion. Further storage or transfer of samples can be arranged at Client's prior written request, subject to a reasonable charge by Consultant. Client acknowledges that contaminated samples may be produced as a result of encountering hazardous materials at the site. In such event, Consultant shall properly contain, label, and store such materials on-site, and Client shall be responsible for its proper transportation and disposal. Consultant may be able to arrange for the transportation and disposal of hazardous materials at Client's request.

26. Discovery of Unanticipated Hazardous Materials. Client warrants that it has made reasonable efforts to inform Consultant of known or suspected hazardous materials on or near the Project site. The parties acknowledge that hazardous materials may exist at a site where there is no reason to believe they are present. Consultant and Client agree that the discovery of such unanticipated hazardous materials constitutes a changed condition which may require either a re-negotiation of the scope of Consultant's Services or termination of such Services or this Agreement. Consultant agrees to notify Client as soon as practicable should hazardous materials be encountered at the site. Client agrees that in the event of the discovery of hazardous materials at the site it will report such discovery to the proper authorities as required by Federal, State, and local regulations. Client agrees to make the required report at the recommendation of Consultant, or, if unable to do so, authorizes Consultant to make such report. Client also agrees to inform the Project site owner in the event that hazardous materials are encountered at the site. Notwithstanding any other provision of this Agreement, Client waives any claim against Consultant, and to the maximum extent permitted by law, agrees to defend, indemnify, and save Consultant harmless from any claim, liability and/or defense costs for injury or loss arising from the presence of hazardous materials on the project site, including any costs created by delay of the project and any costs associated with possible reduction of the property's value. Client is responsible for ultimate disposal of any samples secured by Consultant which are found to be contaminated.

27. Concealed or Subsurface Conditions. Consultant cannot know or guarantee the exact composition of a structure or site's concealed or subsurface condition, even after conducting a comprehensive exploratory program. Client acknowledges that there is a risk that exploratory destructive testing, drilling and sampling may result in damage or contamination of certain areas. Although Consultant will take reasonable precautions to avoid such an occurrence, Client waives any claim against, and agrees to defend, indemnify and save Consultant harmless from any claim or liability for injury or loss which may arise as a result of any exploratory activities. Client also agrees to adequately compensate Consultant for any time spent and expenses incurred in defense of any such claim.

REMEDATION (If included in Consultant's Services)

28. Prior Work. Consultant shall not be responsible for any work performed on the Project including, but not limited to, surveys, architectural design, engineering, testing, inspections, or construction ("Prior Work"). Client waives any claim against Consultant and further to defend, indemnify and save Consultant harmless from any claim or liability for injury or loss which may arise from Prior Work.

29. Corrective Work. Consultant's recommendations for the performance of corrective work on the Project do not guarantee the correctness of the completed Project. Consultant is not responsible for the means and methods of construction, and makes no guaranty that Consultant's recommendations are properly implemented by any third party.

30. Unforeseen Conditions. Consultant's examination is for patent defects only. Any investigation, exploration, drilling, probing, or other investigative technique used to search for defects is not a guarantee that Consultant has discovered all latent defects in the Project. Consultant's recommendations for the performance of corrective work are limited to those areas which Consultant has discovered to be defective. Consultant makes no guarantee that all latent Project defects have been discovered.

31. Construction Monitoring. In connection with construction monitoring, Consultant will report observations and professional opinions to Client. Consultant shall report to Client any observed work which, in Consultant's opinion, does not conform to plans and specifications. Consultant shall have no authority to reject or terminate the work of any agent or contractor of Client. No action, statements, or communications of Consultant, or Consultant's site representative, can be construed as modifying any agreement between Client and others. Consultant's presence on the Project site in no way guarantees the completion or quality of the performance of the work of any party retained by Client to provide construction related services. Neither the professional activities of Consultant, nor the presence of Consultant or its employees, representatives, or subcontractors on the Project Site, shall be construed to impose upon Consultant any responsibility for methods of work performance, superintendence, sequencing of construction, or safety conditions at the Project site. Client acknowledges that Client its general contractor or construction manager is solely responsible for job site safety, and warrants and agrees that such responsibility shall be made evident in any Project owner's agreement with the general contractor. In the event Consultant expressly assumes any health and safety responsibilities for hazardous materials or other items specified in this Agreement, the acceptance of such responsibility does not and shall not be deemed an acceptance of responsibility for any other health and safety requirements, such as, but not limited to, those relating to excavation, trenching, drilling or backfilling.

32. Project Changes. In the event Client, the Project owner, or other party makes any changes in the plans and specifications, Client agrees to hold Consultant harmless from any liability arising out of such changes, and Client assumes full responsibility unless Client has given Consultant prior notice and has received Consultant's written consent for such changes.

DESIGN SERVICES (if included in Consultant's Services)

33. Permits and Fees. Client agrees that it is the responsibility of Client to maintain in good standing all governmental approvals or permits and to timely apply for any necessary extensions thereof. If the scope of services includes Consultant's assistance in applying for governmental permits or approvals, Consultant's assistance shall not constitute a representation, warranty or guarantee that such permits or approvals will be acted upon favorably by any governmental agency. Upon Consultant's request, Client shall execute and deliver, or cause to be executed and delivered, such additional information, documents or money to pay governmental fees and charges which are necessary for Consultant to perform services pursuant to the terms of this Agreement. Client shall pay the costs of all checking and inspection fees, zoning and annexation application fees, assessment fees, soils or geotechnical engineering fees, soils or geotechnical testing fees, aerial topography fees, and all other fees, permits, bond premiums, applicable taxes on professional services, title company charges, blueprints and reproductions, and all other similar charges not specifically covered by the terms of this Agreement. Consultant shall not be liable for damages resulting from the actions or inactions of governmental agencies including, but not limited to, permit processing, environmental impact reports, dedications, general plans and amendments thereto, zoning matters, annexations or consolidations, use or conditional use permits, project or plan approvals, and building permits.

34. Use of Documents. Client agrees not to use or permit any other person to use plans, specifications, drawings, cost estimates, reports, electronic files or other documents prepared by Consultant which are not final and which are not signed and stamped or sealed by Consultant. Client acknowledges that all documents on electronic files, or drawings, reports and data on any form of electronic media generated and furnished by the Consultant, are not final plans or documents. Client shall be responsible for any such use of all non-final plans, specifications, drawings, cost estimates, reports, electronic files or other documents not signed and stamped or sealed by Consultant. Client hereby waives any claim for liability against Consultant for such use. Client agrees, to the extent permitted by law, to indemnify and hold harmless Consultant, its officers, directors, employees, and subconsultants against all damages, liabilities or costs, including reasonable attorneys' fees and defense costs, arising from a violation of this paragraph by Client. Client further agrees that final plans, specifications, drawings, cost estimates, reports, electronic files or other documents are for the exclusive use of Client and may be used by Client only for the project described in the Proposal and such use is subject to the terms and conditions of this Agreement. Such final plans, specifications, drawings, cost estimates, reports, electronic files or other documents may not be changed or used on a different project without written authorization or approval by Consultant. If signed check prints are required to be submitted with a stamp or seal, they shall not be considered final for purposes of this paragraph.

35. Conditions. Client acknowledges that the design services performed pursuant to this Agreement are based upon field and other conditions existing at the time these services were performed. Client further acknowledges that field and other conditions may change by the time project construction occurs and clarification, adjustments, modifications and other changes may be necessary to reflect changed field or other conditions. Such clarifications, adjustments, modifications and other changes shall be paid for by Client as extra services in accordance with paragraph 17.

36. Project Changes. In the event Client, the Project owner, or other party makes any changes in the plans and specifications, Client agrees to hold Consultant harmless from any liability arising out of such changes, and Client assumes full responsibility unless Client has given Consultant prior notice and has received Consultant's written consent for such changes. Additionally, If Consultant, pursuant to this Agreement, produces plans, specifications, or other documents and/or performs field services, and such plans, specifications, or other documents and/or field services are required by any governmental agency, and such governmental agency changes its ordinances, codes, policies, procedures or requirements after the date of this Agreement, any additional office or field services thereby required shall be paid for by Client as additional services.

37. Construction. Client agrees that in accordance with generally accepted construction practices, the construction contractor and construction subcontractors will be required to assume sole and complete responsibility for job site conditions during the course of construction of the project, including safety of all persons and property, and that this requirement shall apply continuously and not be limited to normal working hours. Neither the professional activities of Consultant nor the presence of Consultant or his or her employees or subconsultants at a construction site shall relieve the contractor and its subcontractors of their obligations, duties and responsibilities including, but not limited to, construction means, methods, sequence, techniques or procedures necessary for performing, superintending or coordinating all portions of the work of construction in accordance with the contract documents and applicable health or safety requirements of any regulatory agency or of state law. Client agrees to require its contractor and subcontractors to review the plans, specifications and documents prepared by Consultant prior to the commencement of construction-phase work. If the contractor and/or subcontractors determine there are deficiencies, conflicts, errors, omissions, code violations, improper uses of materials, or other deficiencies in the plans, specifications and documents prepared by Consultant, contractors and subcontractors shall notify Client so those deficiencies may be corrected by Consultant prior to the commencement of construction-phase work. If during the construction phase of the project Client discovers or becomes aware of changed field or other conditions which necessitate clarifications, modifications or other changes to the plans, specifications, estimates or other documents prepared by Consultant, Client agrees to notify Consultant and retain Consultant to prepare the necessary changes or modifications before construction activities proceed. Further, Client agrees to require a provision in its construction contracts for the project which requires the contractor to promptly notify Client of any changed field or other conditions so that Client may in turn notify Consultant pursuant to the provisions of this paragraph. Any extra work performed by Consultant pursuant to this paragraph shall be paid for as additional services. Client agrees to purchase and maintain, or cause Contractor to purchase and maintain, during the course of construction, builder's risk "all risk" insurance which will name Consultant as an additional named insured as its interest may appear.



2026 NV5 FEE SCHEDULE



2026 FEE SCHEDULE

Project Principal, per hour	\$	330
Senior Project Professional, per hour	\$	280
Project Engineer, Project Estimator, per hour	\$	220
Engineer, Project Scientist per hour.....	\$	185
Scientist, Geologist, Engineering Technician, Estimator, per hour	\$	160
Technician, per hour	\$	120
Drafter, Project Coordination, per hour	\$	100
Mileage	\$	IRS Rate
Travel Expenses: airfare, hotel, rental car, fuel, tolls, parking, meals, etc	\$	cost + 15%
Other Reimbursable Expenses- i.e., ladder assist, sub-consultants, equip. rental, etc ..	\$	cost + 15%

Invoices are prepared based on a fixed fee or time spent by personnel assigned to the project at the completion of a task plus expenses, or monthly. Time charges are portal to portal. Time spent in connection with mediations, depositions, or trials is billed at the listed rate plus a fifty percent premium. Time spent in connection with services before, during, or after a disaster is billed at the listed rate plus a fifteen percent premium. NV5's invoices are due in full upon receipt. Fees are subject to change for services provided in subsequent calendar years.

Expertise Included:

Building Science
Civil/Structural/Geotechnical Engineering
Geology
Mold Assessor
Building Consulting

Additional Expertise Available (rates available upon request):

Architecture	Certified Industrial Hygienist
Environmental	Licensed Asbestos Consultant
PFAS/PFOS Consulting	Roofing
MEP and Fire Protection	Surveying
Engineering	Fenestration
Scheduling	Opinion of Probable Cost
Program Management	Restoration Projects
Certified Safety Professional	Waterproofing

VILLAGE AT HAILE CONDOMINIUM – PHASE I – EMERGENCY DT OVERSIGHT

May 21, 2026

Prepared For:

VILLAGE AT HAILE CONDOMINIUM ASSOCIATION, INC.

c/o Haile Management
5230 SW 91 Drive, Suite C
Gainesville, Florida 32608

2026.191.195



N|V|5

10500 University Center Drive
Suite 230, Tampa, Florida 33612
Phone: 800.200.5550

2026-191-195



May 21, 2026

Via email: (HaileVillage@hailemanagement.com)

Village at Haile Condominium Association, Inc.

c/o Haile Management

5230 SW 91 Drive, Suite C

Gainesville, Florida 32608

Re: Village at Haile Condominium – Phase I Emergency DT Oversight – NV5 Proposal
No.: 2026.191.195

Dear Board of Directors:

We appreciate this opportunity to provide you with professional consulting services for the above-mentioned project. We submit this proposal pursuant to your recent request. The following information defines our understanding of the project and is the basis for our scope of services:

Project Description

The Village at Haile Condominium, located at 9116 SW 51st Road in Gainesville, Florida, requires immediate evaluation of identified structural concerns. NV5 has been engaged to provide engineering services for emergency destructive testing, structural assessment, and potential stabilization measures. Phase I includes targeted destructive testing of balconies and columns to evaluate structural conditions and identify any immediate risks. Based on these findings, Phase II may involve the design and preparation of emergency shoring drawings. Phase III may provide additional engineering support, including shoring modifications and supplemental testing, as needed to address field conditions.

NV5 will provide the following Scope of Services:

A. Phase I – Emergency Destructive Testing Oversight

- Review the planned scope of destructive testing activities with the contractor prior to initiation of on-site work.
- Provide professional oversight of emergency destructive testing at approximately 7 to 20 locations, including balconies and structural columns.
- Document exposed conditions through field notes and photographic documentation.
- Evaluate the condition of exposed structural elements and identify signs of deterioration, damage, or non-compliance.
- Prepare an engineering report summarizing findings and outlining recommended next steps for repair or further evaluation.

B. Phase II – Engineering Design and Drawings (If Required)

- Provide engineering evaluation and support for shoring systems based on Phase I findings.
- Develop emergency shoring design, as required, to stabilize affected structural components.



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- Prepare engineering drawings and details for construction and coordination purposes.
- Engineering design and drawings will include one (1) revision; additional revisions or expanded scope will be provided as Additional Services.

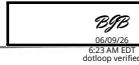
C. Phase III – Additional Shoring & DT Engineering Services

- Provide additional engineering services related to shoring, including review, design, or modification of shoring systems, as necessary.
- Provide ongoing destructive testing (DT)-related engineering support to address field conditions and coordination requirements as they arise.

Fees:



The Board accepted 10 balconies from CPS

Item	Description	Fee	Initial for Approval
A.	Phase I – Dt Oversight		
	Option 1 – / 7 Balconies	\$6995.00	
	Option 2 – / 15 Balconies	\$10,495.00	
	Option 3 – / 20 Balconies	\$13,995.00	
B.	Phase II – Engineering Design and Drawings	TBD	
C.	Phase III – Additional Shoring & DT Engineering Services	TBD	
	25 % Deposit for Phase I (based on option)	\$	
	Total Fees for Phase I (based on option)	\$	

* To initiate work, a deposit equal to twenty-five percent (25%) of the total contract amount is required.

Project Timeline

The engineering report with findings and recommendations will be provided **(2) two to (3) three weeks** after destructive testing is completed, and ongoing monitoring will be coordinated with the contractor's schedule.

Authorization

All services will be conducted in accordance with this Proposal and the attached Terms and Conditions. To initiate services please have enclosed Proposal Acceptance Agreement completed and signed by an authorized representative of Client, where indicated and return a copy to my attention. Notwithstanding the foregoing, if you direct or request NV5 to commence services, you thereby agree with this Proposal and referenced Terms and Conditions- and agree to be governed and obligated by them -regardless of whether you return a signed Proposal Acceptance Agreement form.

NV5

The scope of services and fees outlined in this proposal are valid for one hundred eighty (180) days from the date of this document. If a contract is not authorized within that time frame, a revised proposal and contract will be required.

Note: Should any additional services, such as testing, analysis, or specialized work, be required during the course of the project, these will be addressed in a separate proposal. These services are not included in the current agreement unless specifically outlined.

The Consultant shall have no obligation to perform any work not expressly listed above or in a written amendment to this agreement, signed by all parties. All services are to be performed during normal business hours Monday - Friday 8am to 5pm.

NV5 appreciates the opportunity to be of service to you on this project. If you have any questions or require additional information, please contact Suzanne Perkins at your convenience.

Respectively submitted,

NV5, Inc.

Attachments Proposal Acceptance Agreement
NV5 General Forensics Terms and Conditions FL (Rev. 1-2023)
NV5 2026 Fee Schedule

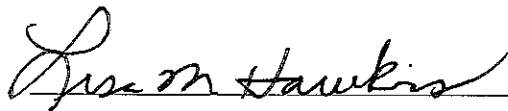
Accepted and Agreed to This 1 Day Of June 2026.

NV5, INC.

The Village at Haile Condominium
Association, Inc.



Carter A. Nelson P.E., R.S.
Principal Engineer – Forensics



Authorization Signature



Approved 6-10-2026

DT – VILLAGE AT HAILE · PROPOSAL

DESTRUCTIVE TESTING PROPOSAL

DT – Village at Haile

Village at Haile, Gainesville, FL · Quote 1635 · Project VHC22026 · June 4, 2026

CONTRACTOR

Dueall Construction LLC
303 9th St W, Bradenton, FL 34208
(941) 334-4459 | www.dueall.com
CGC 1522473 | CBC 1254337

OWNER / ENGINEER OF RECORD

NV5 Engineering
6200 Leevista Blvd, Suite 400, Orlando, FL 32822
EOR: NV5 Engineering
Carter Nelson

PREPARED BY

Brian Guillemette
Chief Estimator
(941) 334-4459
bguillemette@dueall.com

PROPOSAL DETAILS

Proposal Date: June 4, 2026
Quote No.: 1635
Project No.: VHC22026
Proposal Validity: 90 calendar days
Construction Duration: 2 or 3 days depending on option selected

PROJECT SUMMARY: Dueall Construction will perform destructive testing at the Village at Haile condominium balconies in Gainesville, FL for NV5 Engineering. The work includes selective removal of column cladding at the top and bottom, soffits, and fascia at designated balconies to expose structural substrates for engineer inspection, recording, and documentation. All exposed areas are temporarily protected with plastic sheathing and butyl tape until full repairs are complete.

Contents of This Document

SCOPE OF WORK

General Conditions · Destructive Testing —
Column Cladding Removal · Soffit & Fascia

BID BASIS

Clarifications & Qualifications · Pricing Summary ·
2-Day & 3-Day Options · Acceptance



Removal · Temporary Enclosure / Protection

PROJECT CONDITIONS

The following site conditions are noted as they materially affect crew deployment, access methodology, and the temporary-protection scope included in this proposal.

- Balconies are assumed to be accessible; residents must clear balcony areas within the work zone prior to commencement each day.
- A 45-foot articulating boom lift (4WD engine) will be used for all exterior elevated access. Clear staging area for lift operation is required.
- Removed material will be collected and disposed of off-site at the end of each workday.

SCOPE OF WORK

Dueall Construction will provide the supervision, labor, materials, and equipment to perform destructive testing at designated balconies at the Village at Haile condominium in Gainesville, Florida, for the use and benefit of NV5 Engineering. The scope is designed to expose the structural and waterproofing substrates at each balcony's columns (top and bottom terminations), soffits, and fascia so that NV5's team can inspect, photograph, probe, and document conditions without interference. Dueall will provide temporary protection over all open areas to protect each location until full repairs are complete. Each option is self-contained and is structured to complete the designated balconies in the fewest possible days on site.

General Conditions & Mobilization

- Project Superintendent on-site full-time to coordinate access, crew sequencing, and engineer inspection windows.
- 45-foot articulating boom lift (4WD, engine-powered) provided for safe elevated access at all balcony locations.
- Protection of existing adjacent finishes, landscaping, and common areas per industry-standard practices.

Destructive Testing — Column Cladding

- Remove cladding and finish material at the bottom termination of designated balcony columns to expose the substrate and structural connection for NV5 inspection.
- Remove cladding and finish material at the top termination of designated balcony columns to expose the substrate and any embedded attachment conditions.



DT – VILLAGE AT HAILE · PROPOSAL

- Work proceeds column by column to allow NV5's inspector immediate access after each opening is made.

Soffit & Fascia Removal at Balconies

- Remove soffit material at designated balcony locations to expose the underside framing, connection hardware, and any embedded waterproofing or drainage components.
- Remove fascia material at designated balcony locations to expose the leading edge framing and any associated flashing or sealant conditions.
- Engineer inspection windows are provided immediately following each opening; Dueall crew remains on-site to assist with probing or additional selective removal as directed by the Engineer.

Temporary Enclosure & Weather Protection

- All open areas — columns, soffits, and fascia — will be covered and sealed with polyethylene plastic sheathing at the close of each workday.
- Butyl tape used to seal all perimeter edges of the plastic sheathing, creating a weather-resistant temporary enclosure.
- Temporary coverings are designed to protect each opened location until full repairs are complete.

Crew & Equipment

- The destructive testing crew includes 2 field personnel plus a working supervisor.
- The 45-foot articulating lift provides safe access to all elevated balcony conditions without the need for scaffolding.

CLARIFICATIONS & QUALIFICATIONS

The following clarifications and qualifications define the basis of this proposal. They are submitted so that NV5 can evaluate Dueall's bid on a consistent basis with any other respondents.

#	Clarification
1	All work to be completed in a substantial workmanlike manner according to specifications submitted, per standard practices. Any alteration or deviation from above specification involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents or delays beyond our control. Owner is to carry fire, tornado and other necessary insurance. Our workers are fully covered by Worker's Compensation Insurance.
2	Permit costs are not included in this proposal.
3	Owner is responsible to provide water and electricity for construction operations.
4	All work areas are anticipated to be accessible clear of personal property. Any delay in construction based on inaccessibility or the presence of private property in the work area will result in additional



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	charges for time lost and project extension.
5	Dueall is not responsible for any previous damage or unforeseen conditions.
6	Work is expected to be allowed from 8 AM through 6 PM; significant noise will be produced during these times.
7	Dueall does not warranty previously used materials.
8	Landscaping restoration, irrigation repairs, and any sitework (including disturbed sod, planting beds, mulch, or similar improvements) are excluded unless specifically noted otherwise in the scope.
9	Pricing assumes the existing column substrates and balcony framing under the cladding, soffit, and fascia are accessible without shoring or structural intervention. If concealed conditions require shoring, additional bracing, or remedial structural work prior to or during opening, that work is excluded and will be handled by change order.
10	Any work, labor, materials, testing, or other items not specifically mentioned in this proposal are excluded.

PRICING SUMMARY

Three pricing options are provided based on the number of days and balconies to be tested. Each option is self-contained and includes all general conditions, crew, equipment, materials, and temporary protection for that scope.

Item	Amount	
Option 1 — 2 Days / 7 Balconies	\$6,500.00	 06/10/26 2:42 PM EDT dotloop verified
Option 2 — 3 Days / 14 Balconies	\$9,750.00	
Option 3 — 3 Days / 20 Balconies	\$13,000.00	

MAXIMUM SCOPE — 3 DAYS / 20 BALCONIES
\$13,000.00

Acceptance

Acceptance of this proposal authorizes Dueall Construction to perform the work described above for the prices stated. Payment will be made as outlined in the executed contract.



DT – VILLAGE AT HAILE · PROPOSAL

Bobbie Jo Blackwell for VAHCA BOD

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06/10/2026 4:42 PM EDT
3NHE-V6C8-X5W-L2Y1

Bobbie Jo Blackwell, CAM for the VAHCA Board of Directors

06/10/2026

Date