

Proposal For:

Village at Haile Condominium

Milestone Exterior Restoration Buildings A-H & J

April 28, 2026



CPS

COMPLETE
PROPERTY
SERVICES

Celebrating
40+ years

Raul Cartagena
Principal / SVP Exterior Restoration
727.793.9777
rcartagena@completeproperty.com



April 28, 2026

NV5

Adam Bondi
Project and Contractor Coordinator
adam.bondi@NV5.com

Mark (Bobby) Eveld, E.I.
bobby.eveld@NV5.com

Madeline Paterno
madeline.paterno@NV.com

RE: Milestone Exterior Restoration
Village at Haile Condominium
Buildings A-H & Building J
5230 SW 91 Drive, Suite C
Gainesville, FL 32608

Dear Mr. Bondi, Mr. Eveld, and Ms. Paterno;

Complete Property Services is pleased to submit the following proposal documents for your review and consideration. We are confident in our ability to meet and exceed the project criteria with the utmost in professionalism and integrity.

As you review this documentation, please feel free to contact me should you have any questions or require further clarification. We appreciate the opportunity to bid this project and look forward to hearing from you.

Sincerely,

Raul Cartagena

Raul Cartagena
Principal / SVP Exterior Restoration
rcartagena@completeproperty.com

Table of Contents

A. Company Information & Qualifications

1. CPS Overview
2. Our Locations
3. Executive Leadership
4. Our Culture
5. Project Reference List
6. Projects Highlights
7. Our Approach to Projects

B. Schedule

1. Schedule Methodology

C. Corporate Assurances

1. Sample Insurance Certificate
2. Bonding
3. State of Florida General Contractor License

D. Proposal Price

1. Exhibit A – Bid Form
2. Exhibit B – Qualifications, Exclusions and Assumptions

E. Supplemental Information

1. Our Workplace
2. Safety Policy
3. Contract Review
4. Sample Warranty



COMPLETE
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A. Company Information and Qualifications



CPS Overview

We Plan, Manage & Execute Interior and Exterior Renovations Nationwide and the Caribbean – Transforming Properties

CPS works closely with our clients, whether we are value engineering a solution, reimagining a property interior or exterior, generating budget pricing models, or implementing guest room, lobby, or ballroom renovations we have the people and processes to ensure success.

Committed. Accountable. Accessible. Trustworthy. Dependable. Qualified. Skilled. Family. These are some of the terms that our clients use to describe us. To be successful in this industry you must understand the unique challenges of working in an occupied property. Success requires a proven process that has been refined over many implementations. Having a consistent approach ensures repeatable results. Challenges always arise, it is how you respond when they do that makes the difference. Having a proactive approach is how we have earned the respect of our suppliers, architects, designers, and our partner clients.

We approach our work with integrity and quality; this is at the heart of our commitment to our clients. This philosophy is continuously reflected in our corporate motto: “A Commitment to Excellence at Every Level” and it’s these values that have ensured our continued success.



We value long-term relationships above everything else. With offices strategically located on both coasts and our distinct diversification strategy, we’ve developed lasting relationships and exclusive pricing agreements with top vendors nationwide. This translates to cost savings on top brand materials, both specified and value engineering options.

The combined years of high level management experience among the executives at CPS exceeds over 75 years. Rest assured that any concerns that may arise throughout our projects CPS has dealt with and knows how to resolve them in the most cost effective and efficient way.

Our Locations



Corporate Office - Tampa

727-293-9777

13505 Prestige Place
Tampa, FL 33635



Office – South Florida

954-589-2405

4700 SW 51st Street, Suite 216
Davie, FL 33314



Office – North Florida

904-559-2183

131-A Business Center Drive
Ormond Beach, FL 32174



Office - California

949-450-0599

9900 Irvine Center Drive, Suite 100
Irvine, CA 92618



Office – Caribbean

809-951-2299

Plaza Darinel, Local 4E
22000 La Romana
República Dominicana

Key Company Individuals



Michael H. Krueger – Chief Executive Officer

- 35 years of experience in Estimating/Project Management with CPS
- Qualifier and License Holder
- Department Head of Exterior and Waterproofing Division
- Current commitments include overseeing Project Estimating, Account Managers, Senior Project Managers and Senior Staff



Raul Cartagena – Senior VP Exterior Restoration

- 36 years of experience in General Construction
- Current commitments include Sales, Project Estimating, and Project Management of exterior waterproofing and restoration projects



Joe Poznoski – Central Florida & National Area Mgr.

- 41 years of experience in General Construction
- Current commitments include Sales, Project Estimating, and Project Management of exterior waterproofing and restoration projects

Our Culture

A Commitment to Excellence at All Levels

Our Culture

Strong management skills and a “Commitment to Excellence at Every Level” work ethic that is shared by every member on our team. At CPS, we train and develop some of the best experts in the industry. And, we make sure that these values also extend to our business partnerships. Our principal executives oversee and manage weekly project reviews for every single one of our projects. Time, budget, safety, and quality are constantly monitored.

Our People

We hold ourselves accountable! Our clients know that they can count on us even under the tightest timeframes. We never take shortcuts and refuse to place profits over our client’s best interests or over the safety of our team.

Our Client Partnerships

We believe in treating our clients like we would want to be treated. We build trusting, long-term relationships. We don’t put profits above doing what is right for our clients and it shows in the longevity of some of our partnerships.

Construction projects do not always unfold in a linear fashion and at Complete Property Services we have the experience to meet any challenges that might arise in our fast-paced world. Proper planning and open communications with our clients, team members and suppliers enables us to handle highly demanding and technical projects with professionalism and success.

A commitment to excellence at every level is why our clients look to us for their construction and renovation needs time and time again.

Giving Back

An important part of our business philosophy is participating in organizations where we can provide assistance and resources to those in need. CPS actively gives back to our community by volunteering with charitable organizations that support feeding families. We believe that family and social responsibility are fundamental to our business.



Our Approach to Project Management



Self-Performance of Key Scope Items

Utilizing our trained in house team of 265+ technicians, CPS self performs most if not all exterior scopes of work. Our unique approach allows us to control quality and schedule which ensures projects are completed accurately and on time.

Project Team

Our project teams are selected based on their previous experience with similar projects, ensuring you'll have the most knowledgeable team running your project. Utilizing this knowledge the team will realize and address any issues before they become problems, thus saving time and money. Each project team will consist of a Project Manager, Project Engineer, and Superintendent. Many also include a Foreman.

Communication

At CPS we believe that good communication is key to a smooth running project. Our Project Managers will provide status reports to keep all stake-holders informed on site progress. The reports may also include RFI's, submittals, an updated schedule along with site photos.

Personnel



Full Time Staffing Detail

Currently, Complete Property Services, LLC employs 177 full time employees. This diverse staff of skilled employees consists of 155 Field Representatives, with 22 members representing our Management, Administrative and Support teams.

Technical Personnel

Exec. & Administration:	10
Project Managers:	10
Field Supervisors:	30
Support Staff:	125
Total	177

Exterior References

Name of Project Scope	Client	Contact	Value	Year Complete
Whispering Sands Condominium Siesta Key, FL Building envelope restoration	Whispering Sands Condominium Association, Inc.	Jared Bickman, PE Consult Engineering 941.206.3000	\$ 11.3M	In Process 2022
Palma Del Mar 3 St. Petersburg, FL Building envelope repairs	Palma Del Mar Condominium Association	Tom Buffington, PE Branch Manager Karins Engineering 727.895.9119	\$ 1.5M	In Process
400 Beach St. Petersburg FL Exterior Painting, Plaza/pool deck restoration, hot-applied and cold-applied waterproofing	400 Beach Condo Assoc.	Brenda Riehle, Manager mgr400beach@tampabay.rr.com 727.823.4150	\$ 3.2M	2025 2019 - 2012
Plaza Harbor Island Tampa, FL Stucco repairs and waterproofing	Plaza Harbor Island Condominium Association, Inc.	Dan Reed, PE Delta Engineering & Inspection 941.266.2119	\$ 2M	2024
Windward Bay Condominium Long Boat Key, FL Concrete repair, stucco repair, metal frame repairs, and guardrail replacement	Windward Bay, Inc.	Dan Reed, PE Delta Engineering & Inspection 941.266.2119	\$ 4.4M	2023
The Alagon on Bayshore Tampa, FL Exterior painting and sealant replacement	The Alagon on Bayshore Condominium Association, Inc.	Eric Jankel Association President eric.jankel@gmail.com	\$ 869K	2022
Townview Condominium St. Petersburg, FL Building envelope restoration and waterproofing	Townview Condominium Association, Inc.	Tom Buffington, PE Branch Manager Karins Engineering 727.895.9119	\$ 1.1M	2022
Aston Gardens at the Courtyards Sun City Center, FL Exterior Painting and waterproofing	Discovery Senior Living	Kristen Levy-Kiley, PMP Construction Project Manager Discovery Senior Living, LLC 239-908-2921	\$ 290K	2021

Name of Project Scope	Client	Contact	Value	Year Complete
Aston Gardens at Sun City Center Sun City Center, FL Exterior Painting and waterproofing	Discovery Senior Living	Kristen Levy-Kiley, PMP Construction Project Manager Discovery Senior Living, LLC 239-908-2921	\$ 344K	2021
Sand Dunes Condominium Treasure Island, FL Balcony and stair restoration	Sand Dunes Condominium Assoc.	Louis Desantis, Property Manager Condo Management Group ldesantis@condogrp.com	\$ 288K	2021
701 Mirror Lake St. Petersburg, FL Roofing restoration	701 Mirror Lake Association, Inc.	Christina Grubbs, PE Peak Engineering & Consulting, LLC cg@peakeac.com	\$ 725K	2021
475 Condominium St. Petersburg, FL Building envelop repairs and waterproofing	475 Condo Association	Tom Buffington, PE Karins Engineers Group tbuffington@karins.com	\$ 534K	2021
Grand Verandahs on the Bay St. Petersburg, FL Exterior paint and waterproofing	Grand Verandahs on the Bay Owner's Assoc., Inc.	Karen Slaughter Community Assoc. Mgr. Progressive Management, Inc. kslaughter@progressivem.com	\$ 703K	2020
Seascapes Condominium North Redington Beach, FL Pedestrian deck coating system	Seascapes of North Redington Beach Condo Assoc., Inc.	David Fadash, Property Manager Ameri-Tech Community Mgmt. dfedash@ameritechmail.com	\$ 482K	2020
Trillium Condominium Madeira Beach, FL Concrete repairs and waterproofing	The Trillium Condo Assoc., Inc.	Clayton Prescott, PE Prescott Engineering clayton@prescott-engineering.com	\$ 330K	2021
Vinoy Place Condominium St. Petersburg, FL Multiple projects including, full building envelope restoration, waterproofing, and parking decks	Vinoy Place Condominium Assoc.	Jill Silverman, Manager vinoyplace@gmail.com 727.896.8077	\$ 2M	2019 - 2009

Project Highlights



Total Project Value:
Completed:

\$ 1.6M
In Process

Bayshore Regency Condominium

Tampa, Florida

Project Highlights

Exterior façade and balcony restoration including:

- Concrete and masonry repairs
- Stucco delamination repairs
- Sealants replacement
- Balcony slab waterproofing membrane installation
- Metal flashing repairs at chimney stack



Project Highlights



Total Project Value: \$ 11.3M
Completed: In process & 2022

Whispering Sands Condominium

Siesta Key, Florida

Project Highlights

Exterior Restoration of Towers buildings 19 & 20
including:

- Concrete and stucco repairs
- Sloping of stairwells and walkways
- Coatings and waterproofing
- Exterior painting
- Unit entry door replacement
- Railing replacement
- Sliding glass door replacement



Project Highlights



Windward Bay Condominium

Long Boat Key, Florida

Project Highlights

Exterior repairs for 7 Buildings, including:

- Concrete repair
- Stucco repairs
- Metal frame repairs
- Guardrail replacement

Total Project Value:
Completed:

\$ 4.4M
2023



Project Highlights



Plaza Harbor Island

Tampa, Florida

Project Highlights

- Stucco repairs
- Waterproofing

Townview Condominium

St. Petersburg, Florida

Project Highlights

- Building envelope restoration
- Waterproofing



Project Highlights



Belleview Inn

Bellaire Beach, Florida

Project Highlights

- Liquid vapor barrier installation
- Deck coatings
- Below-grade waterproofing
- 20-Year under-tile membrane system
- BASF – National Project of the Year

400 Beach Condos

St. Petersburg, FL

Project Highlights

- Exterior Painting
- Sealant and wet glazing
- Pool structure restoration
- Waterproofing of fountains and spa
- Expansion joint replacement



Project Highlights



Park Crest Harbour Island

Tampa, Florida

Project Highlights

- Stucco repair and restoration
- Exterior painting
- Deck coatings
- Railings
- Window and slider installation

Sand Key Club

Clearwater Beach, FL

Project Highlights

- Stucco repair and restoration
- Exterior painting and waterproofing
- New roof coating
- Concrete repairs



The screenshot displays a Gantt chart with a task list on the left and a timeline on the right. The tasks are as follows:

- Final Strategic Board** (Task 1, Duration 10 days)
- PM Report** (Task 2, Duration 5 days)
- Final Strategic Development** (Task 3, Duration 10 days)
- Play Strategic Review** (Task 4, Duration 10 days)
- Long Lead Production** (Task 5, Duration 10 days)
- Equipment and Install Production Materials** (Task 6, Duration 10 days)
- Phase** (Task 7, Duration 10 days)
- Full Wiring for Bus & Motor & Install new Blending** (Task 8, Duration 10 days)
- Wiring** (Task 9, Duration 10 days)
- Pipe** (Task 10, Duration 10 days)
- Paint** (Task 11, Duration 10 days)
- Install New Bottoms Drum & Tank** (Task 12, Duration 10 days)
- Access** (Task 13, Duration 10 days)
- Install Ground Level Wooded Platform** (Task 14, Duration 10 days)
- Site Office** (Task 15, Duration 10 days)

Construction Schedule & Methodology

We work closely with both our local and out of town crews to make sure all teams are accomplishing work according to schedule. Having a defined plan and obtaining buy in from ownership, the property and all trades is imperative to team success.

Moreover, the Project Manager, is involved from project conception to make sure that the teams “start right so we can end right” It is our thorough up front understanding of the project, plans, properties operational needs that ensures project success.

Communication, both with our own team as well as property management and residents are imperative as well. Having a detailed schedule so we can measure plans vs actual performance allows us to make adjustments to ensure project success.

The team will participate in daily onsite meetings as well as generating daily and monthly project reports. Examples of our detailed documentation can be provided and modified to meet your project requirements.

C. Corporate Assurances



CPS



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

6/6/2025

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 WWW Insurance, LLC 300 First Avenue South Fifth Floor St. Petersburg FL 33701		CONTACT NAME: Certificates/Commercial Lines PHONE (A/C, NA, Ext): 727-522-7777 FAX (A/C, NA): 727-521-2902 E-MAIL ADDRESS: certificates@w3ins.com	
INSURED Complete Property Services LLC 13505 Prestige Place Tampa FL 33635-9619		INSURER(S) AFFORDING COVERAGE	
COMPR-1		INSURER A: Palomar Excess and Surplus Insurance Company	NAIC # 16754
		INSURER B: Accelerant Specialty Insurance Company	16890
		INSURER C: Westfield Specialty Insurance Company	16992
		INSURER D: Amerisure Insurance Company	19488
		INSURER E: Endurance American Specialty Insurance Company	41718
		INSURER F:	

COVERAGES		CERTIFICATE NUMBER: 1160566250		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	ADOL SUBR INSG WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
B	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PRO-JECT ☐ LOC ☐ OTHER:	Y Y	S0012GL00183201	6/1/2025	6/1/2026	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (EA occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 4,000,000 PRODUCTS - COMPROP AGG \$ 4,000,000 \$
D	AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS NON-OWNED AUTOS ONLY ☒ HIRED AUTOS ONLY ☒	Y Y	CA20411952101	6/1/2025	6/1/2026	COMBINED SINGLE LIMIT (EA accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE ☐ DED ☒ RETENTION \$ 0		CEPXP25000011700	6/1/2025	6/1/2026	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$
D	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 N N/A	R/O (WC20622131602)	6/1/2025	6/1/2026	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
E/C	Excess Liability Pollution Liability Professional Liability	Y	ELD30020330003 CPP484747H00 CPP484747H00	6/1/2025 6/1/2025 6/1/2025	6/1/2026 6/1/2026 6/1/2026	3,000,000 5,000,000 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 Excess Liability Policy # CEPXP25000011700 is Follow Form.
 Automatic additional insured on a primary and non-contributory basis including completed operations with respect to General Liability if required by written contract, subject to terms, conditions, and exclusions of the policy per attached endorsement. Contractual Liability included, XCU included. Defense costs outside the limits of liability. Personal Injury with Contractual Exclusion deleted. Automatic additional insured applies on a primary and non-contributory basis with respect to Auto Liability if required by written contract, subject to terms, conditions, and exclusions of the policy per attached endorsement form. Auto Liability coverage includes Pollution Liability - ISO Endorsement CA 9948. Automatic additional insured applies on a primary and non-contributory basis with respect to the Excess Liability Policy if required by written contract, subject to terms, conditions and exclusions of the policy per attached endorsement form. Excess Liability applies excess over General Liability, Auto Liability and Employers Liability. Automatic additional insured with respect to Pollution Liability if See Attached...

CERTIFICATE HOLDER Information 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
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March 3, 2026

Re: Complete Property Services, LLC / Surety Bonding Letter

To Whom it May Concern:

Please be advised that we are the surety bond agents for the above referenced company for the past several years. As such we have enjoyed an excellent relationship with this firm as they have completed all contractual obligations in an acceptable fashion and have taken care of all pay obligations in a timely manner.

We have established a line of credit for Complete Property Services, LLC. in the amount of **\$25,000,000** per single project with a **\$75,000,000** aggregate program. This program is in place through **Fidelity and Deposit Company of Maryland** who is rated "**A+ XV**" by A.M. Best and appears on the U.S. Treasury Circular 570 of approved sureties at **\$18,512,000**.

We obviously reserve the right to review final contractual documents, bond forms and obtain satisfactory evidence of funding prior to final commitment to issue bonds, and we cannot assume liability to any third party, including you, if we do not execute said bonds.

We don't hesitate to recommend this fine company to you. If you should have any further questions, please feel free to contact me.

Sincerely,
Acrisure, LLC

A handwritten signature in blue ink, appearing to read "K. Wojtowicz".

Kevin R. Wojtowicz
Surety Bond Specialist
Attorney-In-Fact for Surety

KRW/bmr



March 3, 2026

Complete Property Services, LLC
13505 Prestige Place
Tampa, FL 33635

Re: Bonding Status

Dear Sir or Ma'am,

Zurich America Insurance Company ("Zurich") and/or its subsidiary, Fidelity and Deposit Company of Maryland ("F&D"), have provided surety credit to **Complete Property Services, LLC** for single projects up to \$22,000,000 and an aggregate uncompleted backlog of \$100,000,000. Zurich/F&D is rated "A+" (Superior) with a financial size category of XV (\$2 Billion +) by AM Best and has a US Treasury Limit exceeding \$700,000,000.

If **Complete Property Services, LLC** is awarded a contract for a project and requests that we provide the necessary Performance and/or Payment Bonds, we will be prepared to execute the bonds subject to our acceptable review of the contract terms and conditions, bond forms, appropriate contract funding and any other underwriting considerations at the time of the request.

Our consideration and issuance of bonds is a matter solely between **Complete Property Services, LLC** and ourselves, and we assume no liability to third parties or to you by issuance of this letter.

We trust that this information meets with your satisfaction. If there are further questions, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'Arjona', with a long horizontal line extending to the right.

Carlos Arjona
AVP, Underwriting Director
Carlos.arjona@zurichna.com
321-438-2991
Zurich American Insurance Company
Fidelity and Deposit Company of Maryland

Payment & Performance Bonds - Warranties Policies & Guidelines

Proof of financing is required in all cases in which a P&P Bond is required. Company policy requires that the owner of the project must show proof that 75% financing is in place before the project can start. Also, the surety will be very reluctant to or may decline to issue a P&P Bond until proof of financing is verified.

Acceptable formats of verification:

- Copy of balance sheet
- Copy of bank statement
- Copy of bank line of credit with available balance
- Letter from either corporate attorney or CPA attesting to compliance with 75% funding
- Copy of board minutes approving special assessment

Note: With regard to condominium associations, the mere fact that a special assessment has been approved will not automatically convey compliance with the 75% rule. Furthermore, the timing of the collections must coincide so that the balance of the funding (25%) is complete prior to substantial completion of the project. The owner is free to use any one or combination of the above in order to show compliance.

Special note:

1- in the event that a P&P bond is issued with than 75% funding in place, the surety will issue the bond as a "conditional bond" pursuant to Florida Statutes 712.245.

If the wording of the agreed upon contract requires the bond to be issued as an "unconditional bond" pursuant to Florida Statutes 713.23, then the owners must provide adequate verification (see above) that they have complied with the 75% funding requirements.

2- With respect to warranties the surety will limit their exposure to one (1) year, regardless of the terms of any contract and will include the following disclosure to any P&P bond issued.

The contractor and Owner hereby agree that the bonds attached hereto shall bind the Sureties to the warranty obligations set forth above. The amount of each bond shall be satisfactory to the Owner and shall secure all obligations of the contractor to the Owner pursuant to this contract, however, notwithstanding anything in the contract to the contrary, the surety's obligations under the performance bond and payment bond shall expire one (1) year from the date of final completion under the contract, and the Contractor, manufacturer, or other party(ies) made responsible under this contract shall be solely liable for all warranty work and obligations to the Owner under the contract which extended for a period beyond one year.

3- With respect to latent defects it is to be noted that while Florida statutes require contractors to be responsible for latent defects, the surety will not cover their obligations under the bond as they can extend the obligation beyond the mutually agreed warranty period above. Furthermore, the surety does not have the authority to issue bonds with the duration periods exceeding 1 year. Therefore, any contract reference to the duration period for latent defects AND bond requests MUST contain language which limits the exposure of the bond obligation.

Surety:

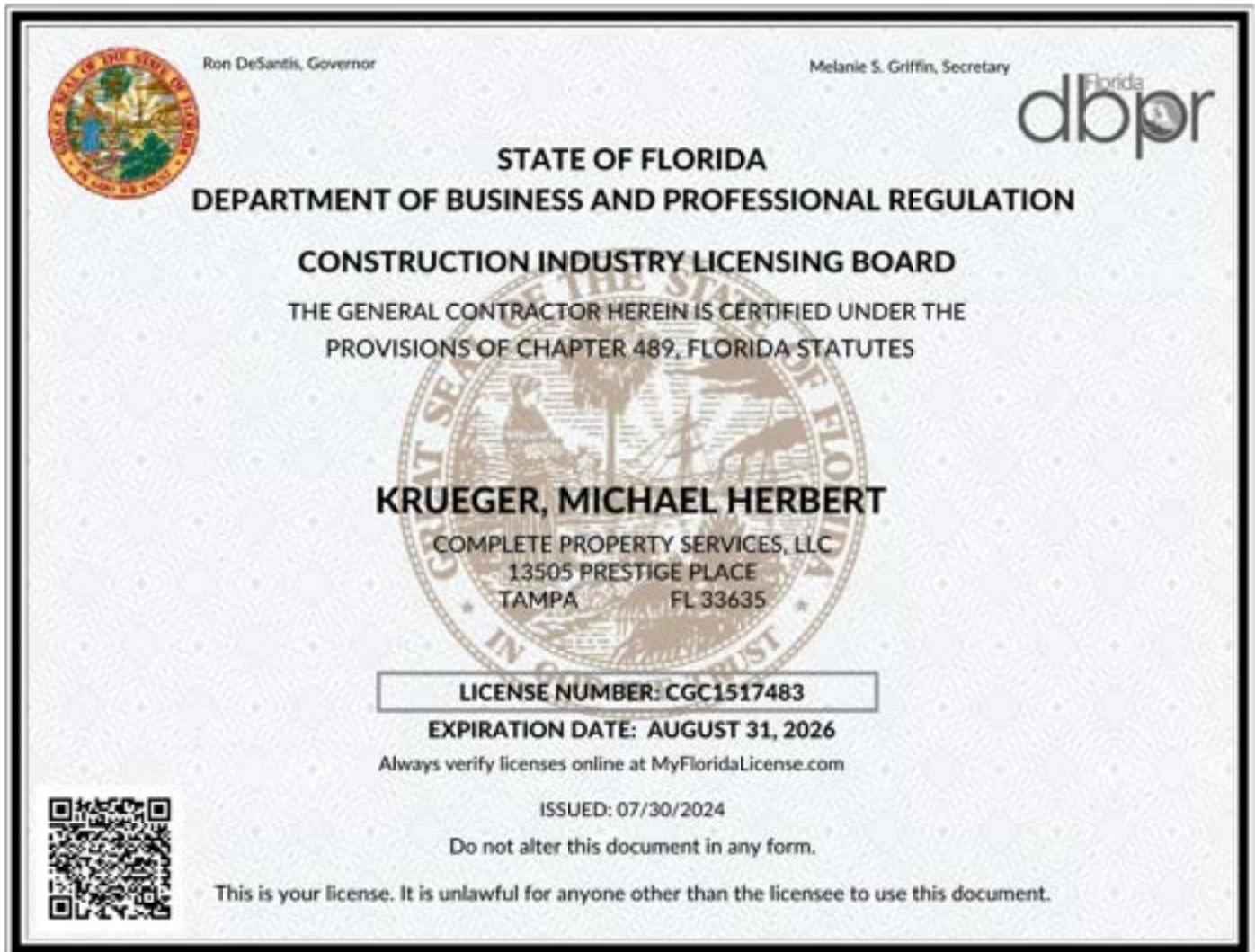
Zurich
4904 Eisenhower Blvd.
Suite 325
Tampa, FL 33634
AMB Rating A+
Bonding Capacity: \$20m / \$100m
Pam Morgan, Accountant Executive Officer
(813) 354-2232

Agent:

Kevin Wojtowicz, AFSB
Nielson Hoover & Company
1000 Central Avenue, Ste 200
St. Petersburg, FL 33705 (800) 965-9597

Signature: _____ Date: _____

Contractor License



D. Proposal Pricing



CPS

Proposal Submission

VILLAGE AT HAILE CONDOMINIUM - REPAIR SPECIFICATIONS							
Item	Description of Work	Quantity	Unit	Unit Cost	Total Cost	Total Days	
I	Structural Repairs						
A	Temporary shoring (2x6 framing @ 16" oncenter)	152	Per Bay	\$ 922.85	\$ 140,273.00	TBD	
B	Remove and replace wooden beams(4) 2x14	28	LF	\$ 131.89	\$ 3,693.00	TBD	
C	Remove and replace wooden beams(3) 2x14	425	LF	\$ 100.06	\$ 42,526.00	TBD	
D	Remove and replace wooden beams(2) 2x14	425	LF	\$ 73.36	\$ 31,176.00	TBD	
E	Remove and replace wooden columns 6x6	1,454	LF	\$ 45.20	\$ 65,715.00	TBD	
F	Remove and replace deteriorated wood framing	TBD	LF		\$ 34.67	TBD	
II	Exterior Repairs						
A	Remove and replace stucco (as needed)	TBD	SF		\$ 36.00	TBD	
B	Replace removed stucco (from DT)	Allowance	SF	\$ 36.00	\$ 194,400.00	TBD	
C	Remove and replace soffits (as needed) ¹	TBD	SF		\$ 16.00	TBD	
D	Grout and seal all joint interfaces (doors, windows, sliding glass doors, slabs, walls,	Contractor to Verify	LF		\$ 227,103.00	TBD	
E	Install horizontal expansion joints	297	LF	\$ 227.00	\$ 67,418.00	TBD	
F	Install vertical expansion joints	486	LF	\$ 106.98	\$ 51,992.00	TBD	
G	Install expansion joint transitions	216	EA	\$ 676.92	\$ 146,215.00	TBD	
H	Remove and install EIFS trim	TBD	SF		\$ 46.67	TBD	
I	Remove and replace architectural column casings (Square &	46	EACH	\$ 1,829.87	\$ 84,174.00	TBD	
J	Remove and replace exterior siding (asneeded) ⁴	TBD	SF		\$ 33.33	TBD	

Village at Haile Condominium
Milestone Exterior Restoration Bid Package

III	Painting & Waterproofing						
1	Paint						
A	Prime and Paint Exterior Stucco of Buildings A-J	56,400	SF	\$ 3.99	\$ 225,188.00	TBD	
2	Balconies						
A	Remove and reinstall all railing (to facilitate waterproofing)	Contractor to Verify	LF		\$ 59,714.00	TBD	
B	Remove Tile	100 ⁵	SF	\$ 8.00	\$ 800.00	TBD	
C	Re-slope balcony (only if not sloped away from the building)	Contractor to Verify w/ EOR Approval	SF		\$ 34.00	TBD	
D	Surface prep and install waterproofing membrane compatible with pedestrian	5,600	SF	\$ 17.01	\$ 95,238.00	TBD	
3	Breezeways						
A	Remove and reinstall all railing (to facilitate waterproofing)	Contractor to Verify	LF		\$ 203,687.00	TBD	
B	Re-slope breezeway (only if not sloped away from the building)	Contractor to Verify w/ EOR Approval	SF		\$ 34.00	TBD	
C	Surface prep and install waterproofing membrane compatible with pedestrian traffic	6,710	SF	\$ 17.01	\$ 114,115.00	TBD	
	TOTALS:				\$ 1,753,427.00		

Superscript Clarification Notes:

1. Soffit panels will require removal to allow for temporary shoring and framing work. This line item shall include removal and reinstallation of soffit systems, as well as replacement of any soffit panels damaged or rendered unsalvageable during construction. Contractor shall include an appropriate replacement quantity in the Proposal.
2. If this line item is priced as a percentage of the Contractor's waterproofing operation, the quantity for this line item shall be entered as zero (0) and the cost included within the applicable waterproofing unit pricing.
3. Existing architectural columns shall be removed and replaced to match existing condition, profile, and finish (where feasible) following installation of the structural 6×6 column. This line item shall account for full replacement of architectural columns if salvage or reuse of existing components is not possible. Contractor is advised that column types vary and include both square and circular configurations.
4. This line item is intended to account for architectural finish work specific to Building J, more specifically the horizontal siding around the columns and beams.
5. The Board will provide information identifying which balconies include tile finishes. For bidding purposes, each tiled balcony may be assumed to be approximately 100 square feet. Contractor shall adjust quantities accordingly upon receipt of final information.

Village at Haile Condominium
Milestone Exterior Restoration Bid Package

General Conditions						
Description of Work		Quantity	Unit		Total	%
General Conditions Include overhead protection, additional lighting, and portable restroom		1	LS		\$ 370,855.00	
Mobilization and Demobilization		1	LS		\$ 274,180.00	
Shoring		1	LS			
Permits (9 Buildings)		1	LS			
Performance and Payment Bonds		1	LS			
		Grand Total		\$.	\$ 2,398,462.00	
		Project Duration (Days).		160		
ADDITIONS TO REPAIR SPECIFICATIONS						
Item	Description of Work	Quantity	Unit	Unit Cost	Total Cost	
Ad1						
Ad2						
Ad3						
Ad4						
Ad5						
Ad6						



Bid Exclusions or Clarifications:

1. This bid is based on CPS performing all the included tasks in the base bid, as one continuous project without interruptions to the schedule.
 2. This bid does not include removal or disposal of any hazardous or regulated materials.
 3. Electrical and water for this project, including connections, are to be supplied free of charge by the owner.
 4. 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.
 5. All demobilization and remobilization costs required due to a named storm or severe inclement weather are excluded from this proposal. Specialized hurricane protection is not included in this bid.
 6. 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.
 7. CPS will not be responsible for embedded utilities unless clearly marked on drawings or details are provided prior to commencement.
 8. Builders Risk insurance is not included in this bid. A price for this can be obtained at the owner's request.
 9. Post-tension cable repairs are not included in this bid.
 10. Any scrap value is included in the base bid.
 11. No electrical, plumbing or mechanical work is included in this proposal. If any is required for this project, we can provide pricing at that time.
 12. Engineering or architectural costs required for permitting or for any other part of this project is not included in our bid.
 13. Work on pavers of any kind, is not included in our bid.
 14. All colors & materials are assumed to be standard (not special order), unless specifically noted in the supplied specifications.
 15. This bid does not include wood repairs or replacement of any kind. If discovered, we can submit pricing for those.
 16. Areas of severe rust, such as metal pipes, AC's, etc. will be prone to future rusting unless replaced. We can provide pricing for this work if necessary.
 17. All unit pricing is based on 1-foot (CF, SF, LF) minimum per location.
 18. Pricing is based on working five (5) days a week during normal business hours.
 19. We will request to work Saturdays, if allowed, to make up for rain or weather/high wind days that we are unable to perform our work.
 20. There are no rain or weather days included in the calendar/working days listed on the bid form.
 21. Permit costs will be at a direct cost to owner in the form of a change order including permit fees and project manager hourly costs for processing.
 22. Owner/Property Manager to notify residents and assist us with the vacating of the parking spaces below during different phases of work, if necessary.
-



23. The pricing and schedule are based on RFIs having a response of two (2) business days and submittals having a response of five (5) business days.
 24. Environmental testing/monitoring is not included.
 25. Engineered shoring costs are not expected or included in our bid.
 26. Water collection is not included.
 27. It is assumed that there is adequate space for storage containers and dumpsters on the project site. For dumpsters, it is assumed there is adequate space to pick up and drop off in one (1) mobilization.
 28. Please be advised, that should any additional time or resources be required on the part of CPS to assist you, and any parties here related to this project regardless of whether we are awarded or not, in pursuit of legal action specifically unrelated to CPS' direct involvement with this project will be billed to your organization for any and all applicable charges pertaining to this pursuit.
 29. At the completion of project, an owner's representative must walk through the space with the Complete Property Services superintendent and sign-off on work completed, at which time the area is deemed completed in full.
 30. Costs for third-party inspections are excluded, unless otherwise detailed.
 31. The proposal is based on a five (5)-month construction schedule. Scheduled start date is based on the RFP. A maximum of one (1) phase is assumed. Should job be put on hold, any additional fees charged for the onsite equipment, dumpsters, fencing, etc., will be passed on to owner.
 32. Due to market fluctuation in material costs, material costs included in this proposal are subject to market escalation.
 33. If a bond is required, our bonding agency guidelines limit the bond warranty duration to not exceed one (1) year regardless of the terms of the contract.
 34. At building areas exposed to weather, where we are to paint ceilings or vertical slab edge faces, we recommend the areas above them to be properly waterproofed or the ceilings and vertical faces will be prone to paint blistering and debonding, due to the likely possibility of moisture getting in behind the coatings from above.
 35. We have assumed no delay in our work, if requested not to work, a charge of \$5,952.00 will be charged per day.
 36. CPS is not responsible for trimming of any landscaping touching the building in areas of direct work. for any damage that could occur from the process of protecting or working on/around said landscape
 37. Our mobilization/demobilization bid lines are to be one hundred percent (100%) paid during mobilization, not demobilization.
 38. Our proposal is based on using high reach lifts and scaffolding as access equipment.
 39. This base bid proposal is based on provided quantities as well as estimated quantities, any change in quantities will continue as unit rate pricing.
 40. Our proposal does not include any repairs or painting in any interior or Air-conditioned space.
-



COMPLETE
PROPERTY
SERVICES

4/28/26
CLARIFICATIONS TO BID FOR
Village of Haile Condominium

41. Pricing assumes all quantities listed on the bid form will be installed. If the total quantities decrease by more than 20% in total volume, a charge of 20% of the total unrealized revenue will be assessed.
42. Pressure treated wood cannot be painted for approximately four to six (4-6) months after installation. We have excluded the painting of new pressure treated wood from this proposal.
43. A minimum of four (4) buildings must be accessed simultaneously in order to meet our timeframe.
44. Price excludes any incremental tariffs imposed by a government authority after contract execution.
45. This proposal is based on current, best value lodging costs. Should this project be subject to any high season, or high demand increases to lodging during any time of its progress, additional fees may apply.
46. Pricing in this proposal is valid for up to thirty (30) days from date listed in attached proposal.
47. We assume an average of twelve (12) CPS personnel for this project.
48. Painting overhead piping is not included in our bid.
49. Should a warranty claim arise and the value is in excess of \$10,000.00 review by the project's engineer of record is required.
50. All engineering documents or submittals that may require professional stamp and seal are excluded.
51. Payment and Performance bond costs are not included in this proposal. Pricing available upon request.
52. All alternate pricing options are based on being decided and beginning at the same time as the main project. If delayed additional general conditions costs will apply.
53. Every effort will be taken to ensure the existing railings are undamaged during the removal, storage, and reinstallation process. However, CPS will not be responsible for damages related to improper installation from previous work done, nor the potential for failure during the removal and reinstallation process of existing railings.
54. Our proposal includes some overhead protection for up to 4 buildings simultaneously. Additional costs may apply, if additional protection is required.

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

Best regards,
Carl Singleton
Carl Singleton

E. Supplemental Information



CPS



Our Workplace

Our Culture

Our Philosophy is - Be The Kind Of Company Where Good People Want To Work For Their Entire Career, and we mean it! We are committed to providing and maintaining a safe, healthy, and productive working environment free from the abuse of alcohol, drugs, or other controlled substances. To achieve that goal, CPS has adopted a Drug-Free Workplace Program, which is applicable to all CPS employees, Subcontractors, and their affiliates, NO EXCEPTIONS.

Equal Employment Opportunity (EEO)

Complete Property Services, Inc. is an Equal Employment Opportunity employer. To give equal employment and advancement opportunities to all people, we make employment decisions at the Company based on each person's performance, qualifications, and abilities. The Company does not discriminate in employment opportunities or practices on the basis of race, color, religion, sex, national origin, age, disability, genetic information, veteran status or any other characteristic protected by law.

The Company's Equal Employment Opportunity policy shall govern every aspect of the employment relationship, including, but not limited to, the following:

Recruiting	Compensation
Hiring	Promotion
Training	Transfer
Benefits	Demotion
Retirement	Termination

All supervisors and managers have the responsibility of ensuring that personnel administration at the Company is conducted consistent with this policy.

Safety

Ken Corley, CMSP
Director of Safety



Safety plays a fundamental role in our company and it's our absolute #1 priority. Our safety policy is much more than just a per-project implementation or a per-site consideration—it is a way of life that has become part of our corporate fabric and is at the forefront of all of our initiatives. CPS's safety record is one of the best in our industry, and something we are very proud of. This safety record translates to lower than industry average insurance experience mod ratios which translates to “peace of mind” and more competitive pricing for our clients.

Our zero tolerance philosophy starts at the very top with our leadership and continues at each level down to our field personnel and subcontractors. Our loss control policies have been derived from the wisdom and experience of our professional staff along with our associates in the industry. In addition to training, team members are screened to ensure a substance-free workplace.

Our personnel are trained to be proactive when it comes to safety and to address and eliminate potential problems before they arise. All of our projects are inspected daily to make sure we are always in compliance with current OSHA and ANSI standards. Moreover, we employ a full-time safety director who conducts unannounced site inspections and reports his findings directly to our President.

It is our ethical and moral responsibility to ensure the safety of our team, partners, and clients. CPS's safety record ensures that at the end of the day, we deliver a quality product and everyone goes home safe.

Contract Review

Form of Agreement

Contract language:

CPS has reviewed the suggested contract and anticipates a swift contracting process. We have identified a few items that we respectfully request for modification. Should we be the selected contractor, we will quickly provide the suggested changes. However, there is nothing that we believe will impede us from quick contract execution.

Sample Warranty



Contractor's Warranty

Complete Property Services LLC. hereby guarantees **"Owner"** that the work performed at the **"Project"** located at **"Project Address"** to be free from defects in workmanship for a period of XX (X) year from the date of substantial completion.

Date of Substantial Completion: "DATE"

The standard Limited Warranty applies and is limited as follows:

1. To the construction work that has not been subject to accident, misuse, or abuse.
2. To the construction work that has not been modified, altered, defaced, or had repairs made or attempted by others.
3. That the Contractor be immediately notified, in writing, within ten (10) days of first knowledge of defect by Owner or their Agent.
4. That the Contractor shall be given first opportunity to make any repairs, replacements or corrections to the defective construction at no cost to Owner within a reasonable period of time.

Signed: _____
Michael Krueger, CEO

Date: _____

COMPLETE PROPERTY SERVICES

13505 Prestige Place
Tampa, FL 33635



COMPLETE
PROPERTY
SERVICES

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F: 727-793-0727

completeproperty.com