



# DESTRUCTIVE TESTING PROPOSAL

## DT – Village at Haile

Village at Haile, Gainesville, FL · May 21, 2026

CONTRACTOR	OWNER / ENGINEER OF RECORD
<b>Dueall Construction LLC</b> 303 9th St W, Bradenton, FL 34208 (941) 334-4459   www.dueall.com CGC 1522473	<b>NV5 Engineering</b> 6200 Leevista Blvd, Suite 400, Orlando, FL 32822 EOR: NV5 Engineering Carter Nelson

PREPARED BY	PROPOSAL DETAILS
<b>Brian Guillemette</b> Chief Estimator (941) 334-4459 bguillemette@dueall.com	<b>Proposal Date: May 21, 2026</b> Proposal Validity: 90 calendar days Construction Duration: 2, 3, or 4 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	BID BASIS
General Conditions · Destructive Testing — Column Cladding Removal · Soffit & Fascia Removal · Temporary Enclosure / Protection	Clarifications & Qualifications · Pricing Summary · 2-Day, 3-Day & 4-Day Options · Acceptance



# PROJECT CONDITIONS

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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

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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.

### General Conditions & Mobilization

- 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 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.
- 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 field personnel and 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



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	result in additional 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	\$16,359.35
Option 2 — 3 Days / 15 Balconies	\$24,050.25
Option 3 — 4 Days / 20 Balconies	\$31,741.14

**MAXIMUM SCOPE — 4 DAYS / 20  
BALCONIES**

**\$31,741.14**



**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.

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Accepted By

Date