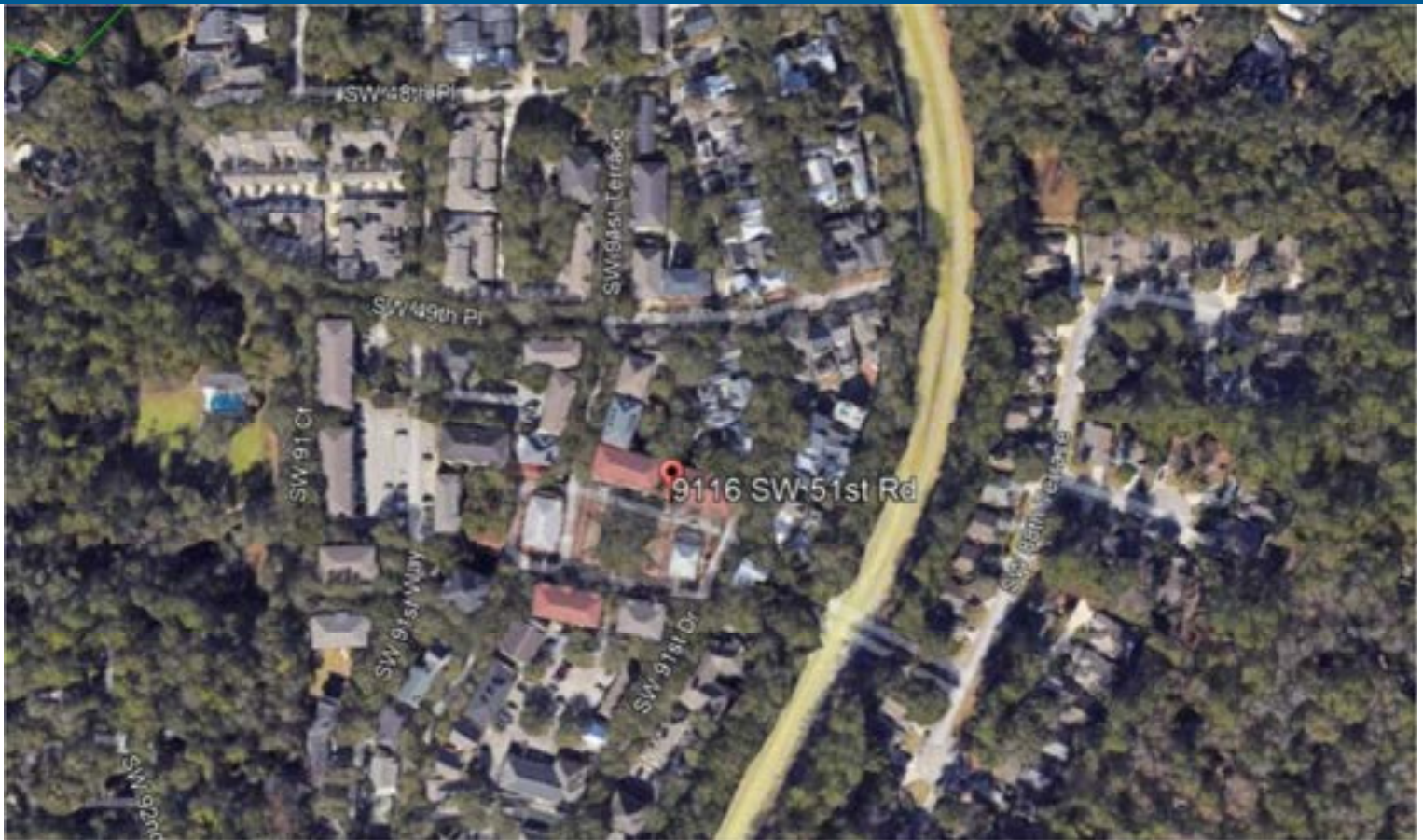


Village at Haile Condominium – Milestone Repair Bid Recap

May 20, 2026

Prepared For:

The Village at Haile Condominium Association
c/o Haile Management
5230 SW 91 Drive, Suite C
Gainesville, Florida 32608



N|V|5

10500 University Center Drive, Suite 230
Tampa, Florida 33625
Phone: 800.200.5550

SUBJECT: Milestone Restoration Bid Recap – Village at Haile Condominiums

To Whom It May Concern:

NV5, Inc. has prepared this bid recap to summarize and compare contractor proposals received for the above-referenced project at the Village at Haile Condominiums. The proposed scope of work includes comprehensive exterior restoration of Buildings A through J (excluding Building I), installation of structural columns and beams along the breezeways, waterproofing of the exterior walls, balconies, breezeways, and overall building envelope system, and repainting of cementitious surfaces. This bid recap is intended to assist the Association in evaluating the submitted proposals and selecting a contractor based on alignment with the project scope and overall pricing.

Company	Total Cost	Duration (Days)
Complete Property Services	\$2,398,462.00	160
Cutting Edge Renovation and Painting, LLC	\$2,093,768.57	279
Dueall Construction	\$1,850,817.80	270
Engineered Restorations Inc.	\$2,049,850.00	367
I&E Construction	\$1,999,854.00	180

Five contractor proposals were received for the referenced project, with total bid values ranging from \$1,850,817.80 to \$2,398,462.00. Based on the bids submitted, the mean bid cost is approximately \$2,078,550, which provides a reasonable benchmark for evaluating pricing consistency across the proposals. Cutting Edge Renovation and Painting, LLC, with a bid of \$2,093,768.57, is the closest to the mean value, at approximately 0.7% above the average, indicating strong alignment with the overall bid pool.

Dueall Construction submitted the lowest-cost proposal at \$1,850,817.80, approximately 11.0% below the mean, with a proposed duration of 270 calendar days, positioning it as a lower-cost option with a moderate construction schedule. Engineered Restorations Inc., at \$2,049,850.00, is also slightly below the mean (approximately 1.4%) but proposes the longest construction duration at 367 calendar days, which may influence scheduling and phasing considerations.

At the upper end of the pricing range, Complete Property Services submitted the highest-cost proposal at \$2,398,462.00, approximately 15.4% above the mean, while offering the shortest overall construction duration of 160 days. I&E Construction, with a bid of \$1,999,854.00, is approximately 3.8% below the mean and proposes a relatively short construction duration of 180 days, second only to Complete Property Services. The overall difference between the shortest and longest proposed schedules is 207 days, representing a significant variation that may affect resident disruption, construction sequencing, and project administration.

Overall, the submitted proposals fall within a reasonable range for the anticipated scope of work. The primary differentiators between the bids relate to construction duration and pricing strategy, rather than apparent deviations in scope. Each proposal includes specific exclusions and clarifications that should be carefully reviewed; however, these items are not anticipated to materially affect decision-making, provided that scope alignment is confirmed during final contract negotiations.

Please contact our office if you require any additional documentation, construction-phase services, or clarification regarding the above items. Thank you for trusting NV5, Inc. to assist with this matter. We look forward to continuing our support throughout the contractor selection and construction process.

Sincerely, NV5, Inc.

Carter A. Nelson, P.E., R.S.

FL PE License: 101130

Senior Project Manager

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

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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



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

Total Project Value:
Completed:

\$ 1.6M
In Process



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: 1 day)
- PM Report** (Task 2, Duration: 1 day)
- Final Strategic Development** (Task 3, Duration: 1 day)
- Play Strategic Review** (Task 4, Duration: 1 day)
- Long Lead Production** (Task 5, Duration: 1 day)
- Approval** (Task 6, Duration: 1 day)
- Expenditure and Capital Production Resources** (Task 7, Duration: 1 day)
- Finance** (Task 8, Duration: 1 day)
- Full Wiring for Run & Wire & Serial one Binding** (Task 9, Duration: 1 day)
- Wiring** (Task 10, Duration: 1 day)
- Paint** (Task 11, Duration: 1 day)
- Paint** (Task 12, Duration: 1 day)
- Install New Bathroom Door & Trim** (Task 13, Duration: 1 day)
- Apex** (Task 14, Duration: 1 day)
- Install Ground Floor Woodwork Floor Plan** (Task 15, Duration: 1 day)
- Site Office** (Task 16, Duration: 1 day)

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: certificates@w3ins.com ADDRESS:	
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/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

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:

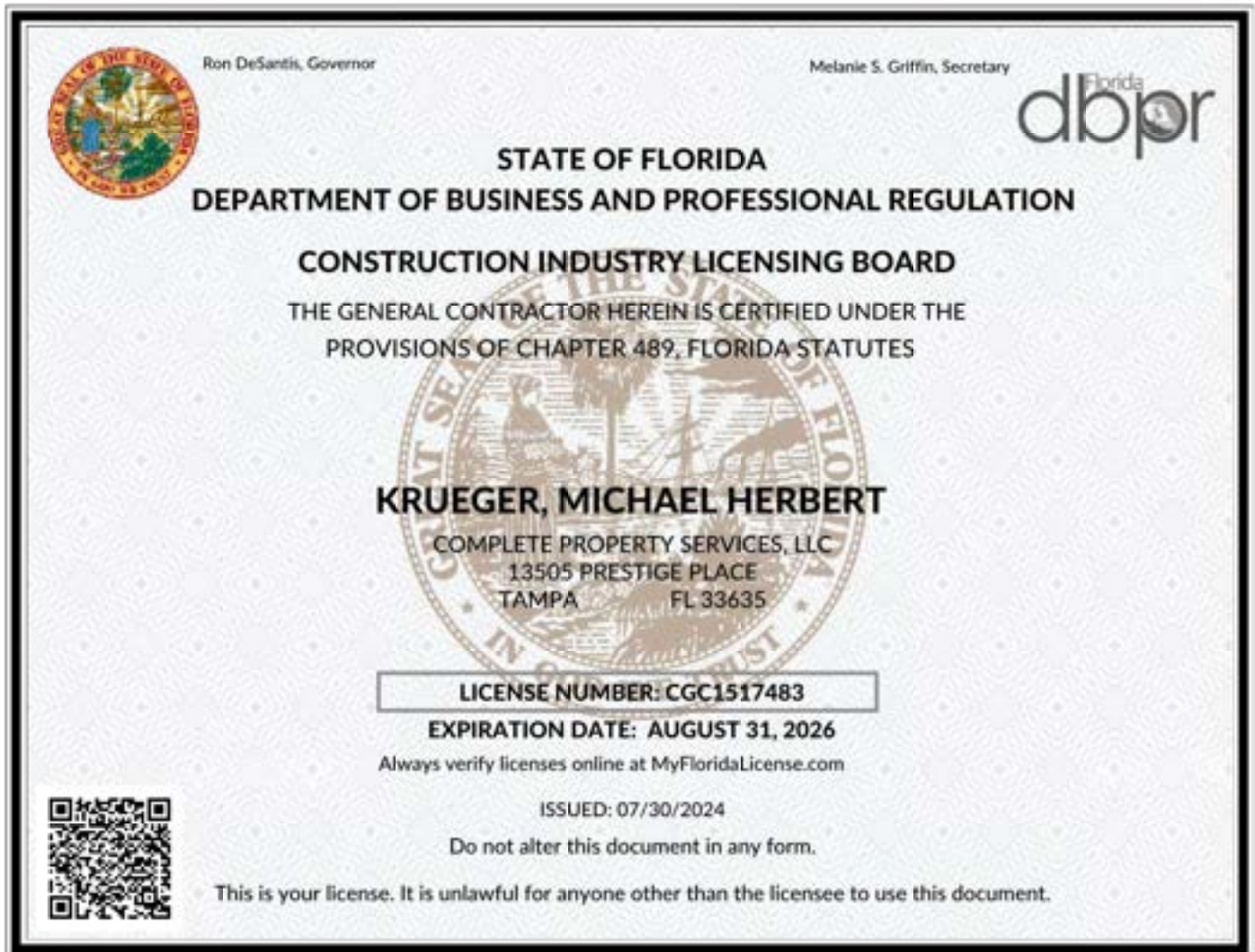
Zurich
4904 Eisenhower Blvd.
Suite 325
Tampa, FL 33634
AMB Rating A+
Bonding Capacity: \$20m / \$100m
Pam Morgan, Accountant Executive Officer
(813) 354-2232

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

P: 727-793-9777
F: 727-793-0727

completeproperty.com

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" on center)	152	Per Bay	\$900.00	\$136,800.00	
B	Remove and replace wooden beams (4) 2x14	28	LF	\$941.00	\$26,348.00	
C	Remove and replace wooden beams (3) 2x14	425	LF	\$941.00	\$399,925.00	
D	Remove and replace wooden beams (2) 2x14	425	LF	\$941.00	\$399,925.00	
E	Remove and replace wooden columns 6x6	1,454	LF	\$110.73	\$161,000.00	
F	Remove and replace deteriorated wood framing	1206	LF	\$30.00	\$36,180.00	
II Exterior Repairs						
A	Remove and replace stucco (as needed)	400	SF	\$25.00	\$10,000.00	
B	Replace removed stucco (from DT)	600	SF	\$25.00	\$15,000.00	
C	Remove and replace soffits (as needed) ¹	3240	SF	\$20.00	\$64,800.00	
D	Grout and seal all joint interfaces (doors, windows, sliding glass doors, slabs, walls, building perimeter, etc.) ²	1500	LF	\$0.65	\$975.00	
E	Install horizontal expansion joints	297	LF	\$12.00	\$3,564.00	
F	Install vertical expansion joints	486	LF	\$12.00	\$5,832.00	
G	Install expansion joint transitions	216	EA	\$45.00	\$9,720.00	
H	Remove and install EIFS trim	1200	SF	\$7.50	\$9,000.00	
I	Remove and replace architectural column casings (Square & Circle) ³	46	EACH	\$1,000.00	\$46,000.00	
J	Remove and replace exterior siding (as needed) ⁴	350	SF	\$25.00	\$8,750.00	

III	Painting & Waterproofing					
1	Paint					
A	Prime and Paint Exterior Stucco of Buildings A-J	56,400	SF	\$6.57	\$370,548.00	
2	Balconies					
A	Remove and reinstall all railing (to facilitate waterproofing)	Contractor to Verify 1296	LF	\$30.00	\$38,880.00	
B	Remove Tile	100 ⁵	SF	\$15.00	\$7,500.00	
C	Re-slope balcony (only if not sloped away from the building)	Contractor to Verify w/ EOR Approval 3888	SF	\$25.00	\$97,200.00	
D	Surface prep and install waterproofing membrane compatible with pedestrian traffic	5,600	SF	\$12.00	\$67,200.00	
3	Breezeways					
A	Remove and reinstall all railing (to facilitate waterproofing)	Contractor to Verify 1069	LF	\$30.00	\$32,070.00	
B	Re-slope breezeway (only if not sloped away from the building)	Contractor to Verify w/ EOR Approval 1800	SF	\$25.00	\$45,000.00	
C	Surface prep and install waterproofing membrane compatible with pedestrian traffic	6,710	SF	\$12.00	\$80,520.00	
	TOTALS:				\$2,072,737.00	279 days

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.

General Conditions					
Description of Work	Quantity	Unit	Unit Cost	Total	%
General Conditions Include overhead protection, additional lighting, and portable restroom facilities, as needed.	1	LS	\$14,000.00	\$14,000.00	
Mobilization and Demobilization	1	LS	\$4,000.00	\$4,000.00	
Shoring	1	LS	See Item IA		
Permits (9 Buildings)	1	LS	\$3,031.57	\$3,031.57	
Performance and Payment Bonds	1	LS	N/A	N/A	
	Grand Total \$2,093,768.57				
	Project Duration (Days) 279 days				

ADDITIONS TO REPAIR SPECIFICATIONS					
Item	Description of Work	Quantity	Unit	Unit Cost	Total Cost
Ad1					
Ad2					
Ad3					
Ad4					
Ad5					
Ad6					

Village at Haile Condominiums

Dueall Construction is the best choice for your community's reconstruction project. We provide dedicated site management, have profound attention to detail, and pride ourselves on providing a safe, clean, and contained construction environment. Our practice of clear communication at each step with residents and managers keeps everyone on the same page and promotes a team approach. We also hope to provide your community with the best overall value possible, without sacrificing important steps in the construction process.



Delivered to: NV5 and Village of Haile Community

April 24, 2026

Attachments: Cover Letter, Bid Sheet, Project Totals, Clarifications, Company Information

INTRODUCTION

RE: Village at Haile condominium Proposal

April 24th, 2026

Owner's Association BOD

We have been invited to submit a proposal for reconstruction, and we appreciate the opportunity greatly. We are local to Florida with employees who frequent the area for ongoing repairs to neighboring communities. We are a Florida Owned company and treat each opportunity like our name depends on it. We are excited at the opportunity to partner with you in the reconstruction process.

Further, Reconstruction in an occupied community requires above average attention to communication, safety, and quality of work. A couple of notes specific to your project:

1. **Quality Assurance-** To establish confidence in the reconstruction, and as a means for your verification, the work installed shall be inspected and photo documented as part of the Quality Assurance/ Quality Control (QA/ QC).
2. **Communication-** A detailed plan of regular meetings and notices shall be produced with input and discussion. We also utilize Procore, an online portal, to provide weekly schedules and job-site photos. Our goal is; Reconstruction with No surprises.
3. **Safety-** A site safety and staging plan shall be developed with input from the community. Our goal is to keep the site safe and secure at the end of every day. Storage containers and security fences are locked, and equipment is secured. We understand and operate with your residents in mind.
4. **Schedule-** A planned approach to determine staging and the maximum level of tolerable disturbance to the community.
5. **Parking and storage** - A plan to minimize our footprint on site with as little disruption to the flow of traffic as possible. We will work closely with the community to adjust our plans should any impedance be found.



To provide more insight into our company and the services we provide the following documents are provided below.

1. NV5 Bid provided bid document
2. Our scope acknowledgements, clarifications and exclusions.
3. Sample notices we use for projects as flyers in addition to electronic communications.
4. Our brochure with highlights and historical projects.
5. Our current Certificate of Insurance.
6. Our current Certified General Contractors License.

In Summary, we would be honored to be your selected general contractor for reconstruction at your community. We use proven subcontractors for the larger scopes of work, and we will have our own staff members focusing on the details of the intricate repairs. We are familiar with the potential causes of construction defects and take steps to ensure that our work performance allows us to pass on all materials warranties to the community.

Sincerely,

Brian Guillemette,

Chief Estimator, Dueall Construction

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" on center)	152	Per Bay	\$1,132.00	\$172,064.00	200
B	Remove and replace wooden beams (4) 2x14	28	LF	\$153.58	\$4,300.27	90
C	Remove and replace wooden beams (3) 2x14	425	LF	\$68.97	\$29,311.72	90
D	Remove and replace wooden beams (2) 2x14	425	LF	\$66.91	\$28,435.75	90
E	Remove and replace wooden columns 6x6	1,454	LF	\$46.70	\$67,896.64	90
F	Remove and replace deteriorated wood framing	5,640 TBD	LF	\$8.59	\$48,468.75	150
II Exterior Repairs						
A	Remove and replace stucco (as needed)	8,580 TBD	SF	\$16.39	\$140,668.03	45
B	Replace removed stucco (from DT)	469 Contractor to Verify	SF	\$16.62	\$7,794.33	150
C	Remove and replace soffits (as needed) ¹	2,500 TBD	SF	\$7.97	\$19,925.62	15
D	Grout and seal all joint interfaces (doors, windows, sliding glass doors, slabs, walls, building perimeter, etc.) ²	10,980 Contractor to Verify	LF	\$5.83	\$64,027.12	100
E	Install horizontal expansion joints	297	LF	\$353.75	\$105,063.75	30
F	Install vertical expansion joints	486	LF	\$106.96	\$51,984.99	30
G	Install expansion joint transitions	216	EA	\$668.75	\$144,450.00	30
H	Remove and install EIFS trim	591 TBD	SF	\$18.25	\$10,793.56	100
I	Remove and replace architectural column casings (Square & Circle) ³	46	EACH	\$1,163.02	\$53,498.92	90
J	Remove and replace exterior siding (as needed) ⁴	430 TBD	SF	\$9.00	\$3,870.00	5

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	\$2.30	\$129,579.00	45
2	Balconies					
A	Remove and reinstall all railing (to facilitate waterproofing)	1,350	LF	\$57.19	\$77,203.12	30
B	Remove Tile	100 ⁵	SF	\$7.50	\$7,537.50	9
C	Re-slope balcony (only if not sloped away from the building)	5,600	SF	\$13.22	\$74,011.00	18
D	Surface prep and install waterproofing membrane compatible with pedestrian traffic	5,600	SF	\$18.93	\$105,988.12	30
3	Breezeways					
A	Remove and reinstall all railing (to facilitate waterproofing)	1,233	LF	\$57.17	\$70,485.41	90
B	Re-slope breezeway (only if not sloped away from the building)	6,207	SF	\$10.72	\$66,515.76	45
C	Surface prep and install waterproofing membrane compatible with pedestrian traffic	6,710	SF	\$17.49	\$117,325.93	100
TOTALS:					\$1,601,199.29	

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	Unit Cost	Total	%
General Conditions Include overhead protection, additional lighting, and portable restroom facilities, as needed.	1	LS	\$184,407.56	\$184,407.56	9.97%
Mobilization and Demobilization	1	LS	\$47,553.45	\$47,553.45	2.57%
Shoring	1	LS	Removed NV5 RF		
Permits (9 Buildings)	1	LS	\$17,657.50	\$17,657.50	.95%
Performance and Payment Bonds	1	LS	N/A	N/A	N/A
	Grand Total \$ \$1,850,817.80				
	Project Duration (Days) 270				

ADDITIONS TO REPAIR SPECIFICATIONS					
Item	Description of Work	Quantity	Unit	Unit Cost	Total Cost
Ad1	Breezeway slab removal & replacement over deteriorated OSB (1F breezeways, Bldgs A/B/C/D/J)	509	SF	\$23.76	\$12,094.81
Ad2	3rd-floor stair column handrail modifications (cut/extend up to 1 ft, repaint) — 9 bldgs x 2 ends	18	EA	\$235.00	\$4,230.00
Ad3	CMU wall grouting — Building A only (grout solid with non-shrink grout at new column bearing locations)	636	SF	\$38.80	\$24,676.80
Ad4					
Ad5					
Ad6					



Customer

Dueall Construction
303 9th St W
Bradenton, FL
34208, US
(813) 239-6229

Prepared By:
Brian Guillemette
(941) 334-4459
bguillemette@dueall.com

Village at Haile Condominium Association
9116 SW 51st Rd
Gainesville, Florida
32608, United States

Madeline Paterno
813-440-0657
madeline.paterno@nv5.com

Project: Village at Haile Condominiums

Scope of Work

SCOPE OF WORK Dueall Construction shall provide all labor, materials, equipment, and supervision required to perform milestone exterior restoration at the above-referenced property in accordance with the NV5 Bid Package (revised March 30, 2026), the April 21, 2026 RFI responses, and Engineer of Record directives. Work includes the following:

Temporary Shoring: Install temporary shoring (2×6 framing @ 16" O.C.) at 152 bays to support structure during framing repairs. A "bay" is defined as an individual opening between stairwells, columns, and/or typical center spacing. Engineered submittals are not required provided shoring follows the existing approved shoring plan. Shoring is included once in the bid; the shoring line item in General Conditions shall be omitted per RFI.

Wood Framing & Beam Replacement: Remove and replace deteriorated beams in (2)2×14, (3)2×14, and (4)2×14 configurations per building drawings; replace all damaged wood framing in-kind using SYP No. 2 or better, pressure-treated at concrete/masonry interfaces. For bidding purposes, assume existing framing members are 2×6; actual dimensions shall be verified in the field.

Column Replacement: Remove and replace all second- and third-floor 6×6 PT SYP columns (approx. 1,454 LF) with Simpson-approved post caps, flashing boots, and non-compressible steel shims at bases. CMU column filling is required only at Building A, limited to columns located below the beams being replaced. Architectural column finishes shall match existing dimensions and appearance.

Expansion Joints: Install 297 LF horizontal (Sika Emseal SJS-FP), 486 LF vertical (Sika Emseal Colorseal), and 216 factory-fabricated transition units at all CMU/wood interfaces and walkway surfaces per drawings and Sika representative guidance.

Slab Repair & Waterproofing: Repair slab edges including removal and replacement of deteriorated wood and full-width slab above affected areas; re-slope to minimum 1/4" per foot; apply Sikalastic Pedestrian Traffic 1500 membrane on balconies (approx. 5,600 SF) and breezeways (approx. 6,710 SF). Siding removal is required at all buildings to allow waterproofing membrane to extend a minimum of 4" up the vertical wall. Remove and reinstall all railings to facilitate waterproofing; temporary OSHA-compliant guardrails shall be installed during railing removal. Stairs are excluded from waterproofing scope.

Balcony Tile Removal: Remove existing tile (approx. 1,005 SF) on applicable balconies prior to waterproofing installation. Final balcony count to be confirmed by the Owner; all balconies are of similar construction.



Stucco Repair & Replacement: Remove stucco on an as-needed (TBD) basis for structural access; reinstall using WRB, Sika Permalath 1000 or metal lath, base/scratch coat, and Senergy finish coat blended to match existing adjacent surfaces.

Exterior Finishes: Remove and replace EIFS trim, soffit panels (damaged panels only; undamaged panels shall be reinstalled), architectural column casings (46 square and circular units), and Building J horizontal siding as needed. Soffit areas are finished with matching metal panel ceiling systems; gypsum board ceilings are not required.

Painting: Prime and paint all exterior stucco surfaces and cementitious veneer finish on Buildings A–J (approx. 56,400 SF) using a high-performance Sherwin-Williams product or EOR-approved equivalent, upper-tier grade appropriate for a 10-year milestone longevity requirement. Stairwells and handrails are excluded from the painting scope.

General Requirements: All work performed by licensed personnel in compliance with the Florida Building Code (7th Edition), applicable ASTM, ACI, and ICRI standards, OSHA requirements, and manufacturer specifications. No as-built drawings are available; all existing dimensions and conditions shall be field-verified by the contractor. EOR inspection and written approval required prior to concealment of any structural repairs. Construction phasing, parking impacts, dropped-object exclusion zones, and resident notifications shall be coordinated with property management per OSHA requirements.

Included (+)

1. I-A. Shoring is priced per project specifications at 152 bays. Material is assumed to be reused three times over the course of the project, which is reflected in the unit pricing.
2. I-B/C/D. Beam replacement is priced per project specifications using dimensional lumber as specified. Quantities and configurations are as provided in the bid package. For bidding purposes, deteriorated framing members are assumed to be 2x6 per the RFI response; actual field dimensions may vary and pricing may require adjustment based on field conditions.
3. I-E. Column replacement is priced per project specifications at 1,454 LF. All second-floor and third-floor columns are included. Architectural finishes surrounding the new 6x6 columns will match existing conditions per RFI response.
4. I-F. Quantity (5,640 LF) was determined as a percentage of the areas being disturbed, based on historical data from similar projects. Actual quantities will be confirmed in the field during construction.
5. II-A. All stucco areas anticipated to be affected (8,580 SF) have been calculated based on building features and existing control joints. This includes areas with corrosion staining at first-floor CMU column corners, which are required to be removed and replaced per the pre-bid meeting follow-up.
6. II-B. The majority of stucco areas identified through Destructive Testing (DT) are captured within Item II-A. The 469 SF included here represents additional areas identified through DT that fall outside the primary scope.
7. II-C. Soffit replacement quantity (2,500 SF) has been calculated based on historical experience from similar projects. Soffit panels will be removed to allow access for temporary shoring and framing work, then reinstalled. Only panels confirmed damaged or unsalvageable will be replaced; all others will be reinstalled.
8. II-D. Quantities (10,980 LF) are calculated per project specifications and confirmed through field measurements. Work will be performed using Florida Building Code approved products and methods at all joint interfaces including doors, windows, sliding glass doors, slabs, walls, and building perimeter.
9. II-E/F/G. Horizontal joints (297 LF), vertical joints (486 LF), and transitions (216 EA) are priced per project drawings and based on recommendations from the Sika manufacturer representative. Note: first-floor vertical expansion joints between CMU walls are excluded per pre-bid meeting clarification.
10. II-H. EIFS trim scope (591 SF) has been calculated based on areas anticipated to be impacted by structural and stucco work.



Included (+)

11. II-I. Column casings (46 EA, including both square and circular configurations) have been priced based on visual inspection. Selected products will be submitted to the Engineer of Record for review and approval before any orders are placed. Full replacement is included where salvage or reuse is not feasible.
12. II-J Siding scope (430 SF) is calculated for Building J only, covering the horizontal siding around columns and beams as identified through visual inspection. Note: siding removal at siding-to-deck waterproofing interfaces (required per RFI to allow the membrane to extend 4 inches up the wall) is included within the applicable waterproofing line items for each building.
13. III-1-A. Paint scope (56,400 SF, Buildings A through J) is provided per the Sherwin-Williams paint specifications dated April 17, 2026. Scope includes stucco and cementitious veneer finish surfaces. Stairwells, handrails, and stairs are not included per pre-bid meeting clarification.
14. III-2-A. Existing railings (1,350 LF) will be removed, individually tagged, and stored on-site. Each balcony will be secured with temporary railings meeting all applicable code and safety requirements until permanent railings are reinstalled upon waterproofing completion.
15. III-2-B. Tile removal quantity is revised to 1,005 SF based on 9 units anticipated to require tile removal at approximately 100 SF per unit. Final quantities will be adjusted upon receipt of the tiled balcony list from the Board per specification note 5.
16. III-2-C. Re-sloping quantities (5,600 SF) have been calculated as a worst-case scenario. Work will only be performed where balconies are confirmed not to slope away from the building, subject to Engineer of Record approval.
17. III-2-D. Waterproofing membrane scope (5,600 SF) has been calculated based on field observations. Sikalastic Pedestrian Traffic 1500 fully adhered membrane will be installed per manufacturer specifications. Where cleat boards are used to maintain resident access during installation, this method will be coordinated with the Sika representative prior to execution.
18. III-3-A. Existing breezeway railings (1,233 LF) will be removed, individually tagged, and stored on-site. Temporary code-compliant railings are included in this price for the duration of waterproofing operations. Modifications to existing railing dimensions are available as Add Item Ad2.
19. III-3-B. Re-sloping quantities (6,207 SF) have been calculated as a worst-case scenario. Work will only be performed where confirmed not to slope away from the building, subject to Engineer of Record approval.
20. III-3-C. Waterproofing membrane scope (6,710 SF) has been calculated based on field observations and review of project drawings. Pedestrian-traffic compatible membrane installed per manufacturer specifications
21. GC. General conditions include all safety measures, overhead protection, additional lighting, portable restroom facilities, and project management for the full project duration. Daily progress reports, monthly as-built drawing submissions with payment applications, and regular site inspection coordination with the Engineer are included.
22. GC. Mobilization pricing is calculated to cover initial project costs including equipment, crew, and setup required to commence work.
23. GC. Shoring line item was removed from the General Conditions section per NV5 RFI. Shoring costs are captured within Line Item I-A (Temporary Shoring, 152 Bays) in the Structural Repairs section
24. GC. Permit pricing (\$17,657.50 covering 9 buildings) is based on publicly available fee schedules from Alachua County and the City of Gainesville.
25. GC. Performance and Payment Bonds are excluded from this proposal per RFI confirmation that bonds are not required at this time. In lieu of bonding, Dueall Construction proposes a structured lien release process. Conditional and unconditional lien releases will be provided at each payment milestone to protect the Association from lien exposure from subcontractors and material suppliers.
26. Ad1. Scope (509 SF at 1st floor breezeways, Buildings A/B/C/D/J) is based on field observations identifying the most likely areas of deteriorated OSB. The full breezeway slab width will be removed and reinstalled as required to fully expose and address all deteriorated OSB sheathing per RFI response.
27. Ad2. Pricing (18 EA) assumes all 9 buildings require handrail cut and extension modifications at both ends of the 3rd-floor stair columns. Unit price includes cut/extend up to 1 ft and repaint.
28. Ad3. Scope (636 SF) is based on observations at Building A only, covering solid grouting with non-shrink grout at new column bearing locations. Applicability to other buildings has not been determined and is not included in this item.



Excluded (-)

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.
2. Not responsible for security of the site during nonworking hours.
3. Testing, abatement, and disposal related to asbestos, lead-based paint, mold remediation, or other hazardous materials are excluded unless stated.
4. Traffic control, flaggers, police details, and roadway/sidewalk closure permits are excluded unless otherwise stated
5. 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.
6. Owner is responsible to provide water and electricity for construction operations.
7. Dueall does not warranty previously used materials.
8. Proposal only covers the conditions seen in photos and during the site visit. Any additional work not in this proposal will be negotiated as an additional cost.
9. 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 charges for time lost and project extension.
10. Dueall is not responsible for any previous damage or unforeseen conditions.
11. Color matched paint may have slight color variation due to oxidation and UV bleaching of existing paint
12. Proposal is good for 90 days.
13. Permit costs are based on the scope of work anticipated to be performed and are subject to adjustment should the scope change during construction.

Notes

Summary

Subtotal	\$1,850,817.97
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\$1,850,817.97

Example Notices

Dueall Construction
11849 US HWY 41S
Gibsonton, FL 33534

NOTICE TO RESIDENTS

Frame Repairs

Date:

Dueall Construction will be performing frame repairs on your building on_____. This portion of the project will require the removal of plywood and 2x6 studs on your exterior walls. This will also be a quite noisy phase of construction. Please remove any valuables and irreplaceable items off and away from the exterior walls (with stucco). The repairs can at times penetrate through your drywall. Please reach out to one of our superintendents if you have drywall damage upon the completion of the frame repairs.

All vehicles will need to be removed from your garages, driveways, and street-side areas in front of your building no later than 7:45am.

Please feel free to contact me with any questions and/or concerns.

Thank you for your cooperation,

Champ Clarke
Project Manager
Dueall Construction
champ@dueall.com
863.651.1696

Terry Pickard
Superintendent
Dueall Construction
tpickard@dueall.com
910.664.7093

Dueall Construction
11849 US HWY 41S
Gibsonton, FL 33534



NOTICE TO RESIDENTS

Interior Repairs

Dueall construction will be scheduling repairs to the interior of your homes. This repair is to include any damage caused during the demolition of the stucco, removal of windows, or at any stage of this project. These will include drywall repair, paint matching, and reconnection of the alarm systems on any windows that needed to be removed. If there is any issue that falls outside of the listed scope, please let us know when you contact us to schedule so we can plan accordingly. Please also let us know if you are missing or have a broken windowsill, and for which window when scheduling.

We can schedule repairs Monday through Friday, and in either a morning (8am) or afternoon (12pm) timeframe.

Please feel free to contact the site superintendent, with any questions and/or concerns, and to schedule your repairs.

Thank you for your cooperation,

Terry Pickard
Superintendent
Dueall Construction
tpickard@dueall.com
910.664.7093

Dueall Construction
11849 US HWY 41S
Gibson, FL 33534



NOTICE TO RESIDENTS

Painting

Date:

Dueall Construction will start painting your building on _____. All vehicles will need to be removed from your garages, driveways, and street-side areas in front of your building no later than 7:45am. This will be a multi-day process and may be delayed due to weather. This is the only stage that may be worked on over the weekends.

If vehicles are not removed by the time stated, our paint crews will knock on doors to remind residents and if they do not receive an answer, we will cover vehicles with drop cloths, to protect from paint overspray.

Dueall Construction will NOT be responsible for paint overspray on vehicles not removed from the areas listed.

Please feel free to contact

Thank you for your cooperation,

Terry Pickard
Superintendent
Dueall Construction
tpickard@dueall.com
910.664.7093

Champ Clarke
Project Manager
Dueall Construction
champ@dueall.com
863.651.1696

Dueall Construction
11849 US HWY 41S
Gibsonton, FL 33534



NOTICE TO RESIDENTS

Pre-Construction Meeting

Date: 2/14/22

Dueall Construction will be holding a Pre-construction meeting on _____,
at 7:30am, on the sidewalks of your street, to discuss the upcoming construction project on your
building.

Representatives from Dueall Construction will be on site to discuss the project, timelines, the different
phases of construction, and the process.

Please be present and ready to ask questions as we will be more than happy to discuss what will be
taking place on your home over the course of construction.

Sincerely,

Champ Clarke
Project Manager
Dueall Construction
champ@dueall.com
863.651.1696

Terry Pickard
Superintendent
Dueall Construction
tpickard@dueall.com
910.664.7093

Dueall Construction
11849 US HWY 41S
Gibson, FL 33534



NOTICE TO RESIDENTS

Pre-Construction Preparations

Dueall Construction will starting Pre-Construction Preparations on your building on _____. At this stage we will be preparing the building for the scaffolding and demolition stages. This will include removing all downspouts from the buildings, adding protection over the AC units, and removing the screen enclosures from the rear of the buildings. We will also be removing any satellite dishes installed into the second floor of the home. **All furniture and items should be removed from the screen enclosure area prior to the date listed above.** Please also remove window screens from both the 1st and 2nd floor windows.

Dueall Construction will not be responsible for any items left on front or rear lanais, or window screens not removed before construction.

Please feel free to contact our superintendents with any questions and/or concerns.

Thank you for your cooperation,

Terry Pickard
Superintendent
Dueall Construction
tpickard@dueall.com
910.664.7093

Champ Clarke
Project Manager
Dueall Construction
champ@dueall.com
863.651.1696

Dueall Construction
11849 US HWY 41S
Gibsonton, FL 33534



NOTICE TO RESIDENTS

Punch Work

Dueall Construction will be finishing the punch work/touchups on your building the week of _____. This punch work will consist of stucco, paint, and sealant touch ups, along with any other issues we may find due to the project. To complete this final step of the project we will need the screen doors on your lanai enclosure left unlocked daily, garage doors closed all the way, and power left off to outside lights. If items have been returned to your lanais, please be aware that our punch work crews will not move them to complete the punch work.

Please feel free to contact us with any questions or concerns.

Thank you for your cooperation,

Terry Pickard
Superintendent
Dueall Construction
tpickard@dueall.com
910.664.7093

Champ Clarke
Project Manager
Dueall Construction
champ@dueall.com
863.651.1696

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11849 US HWY 41S
Gibsonton, FL 33534



NOTICE TO RESIDENTS

Scaffolding Removal

Dueall Construction will be removing the scaffolding on your building on_____.
Please be cautious and aware of your surroundings if entering or exiting your home during this process,
as there will be many heavy pieces being moved around.

All vehicles will need to be removed from your driveways no later than 7:45am.

Please feel free to contact me with any questions and/or concerns

Thank you for your cooperation,

Terry Pickard
Superintendent
Dueall Construction
tpickard@dueall.com
910.664.7093

Champ Clarke
Project Manager
Dueall Construction
champ@dueall.com
863.651.1696



NOTICE TO RESIDENTS

Scaffolding and Demolition

Date:

Dueall Construction will be setting up scaffolding on your building on_____. This will be followed by the demolition of the stucco on your 2nd floor walls, on_____. Please remove any exterior valuables and irreplaceable items off and away from the exterior. Please also remove any interior valuables from your walls as vibration from the demo could cause items to fall.

We will need you to remove the screens from your windows on both the 1st and 2nd floor, to prevent damage to them during the course of the project. The demolition can be quite extreme at times and without knowing the condition of the framing behind the stucco, penetrations through your drywall may occur at this time. This is also a very noisy portion of the project. Please send me an email if you experience drywall damage so we can repair it at a later time.

All vehicles will need to be removed from your garages and parked at the end of your driveways no later than 7:45am.

Please feel free to contact me with any questions and/or concerns

Thank you for your cooperation,

Champ Clarke
Project Manager
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863.651.1696

Terry Pickard
Superintendent
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910.664.7093

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Gibsonton, FL 33534



NOTICE TO RESIDENTS

Stucco Installation

Dueall Construction will be starting the application of the new stucco system of your building on _____. This will be followed by 2 days of hydrating the "Scratch coat" before the stucco is completed on _____. The final coat will be hydrated for 2-4 days, and then the scaffold will be removed!

All vehicles will need to be removed from your garages, driveways, and street-side areas in front of your building no later than 7:45am on both days listed above.

Please feel free to contact me with any questions and/or concerns.

Thank you for your cooperation,

Terry Pickard
Superintendent
Dueall Construction
tpickard@dueall.com
910.664.7093

Champ Clarke
Project Manager
Dueall Construction
champ@dueall.com
863.651.1696



NOTICE TO RESIDENTS

Window Removal

Date:

Dueall Construction will need to remove the windows from the front and/or rear of your home on _____. The windows that are to be removed will be marked with orange paint. This is to repair the flashing around the windows. To accomplish this, we will need enter the room where the windows are located. This can be accomplished either by an adult member of the home being present, or the framers can enter through the window. To accomplish the second, we will need you to leave the area under the window clear of items or furniture, and for the windows to be left unlocked and open slightly. The windowsills will be removed and replaced when the drywall is repaired at a later stage.

We will be starting the window removal at the left end of the building (as seen from the street), and work towards the right.

We are aware that this is a very invasive step in the repair process, but it is a necessary one.

Please feel free to contact me with any questions and/or concerns.

Thank you for your cooperation,

Terry Pickard
Superintendent
Dueall Construction
tpickard@dueall.com
910.664.7093

Champ Clarke
Project Manager
Dueall Construction
champ@dueall.com
863.651.1696



11849 US HWY 41 S
Gibson, FL 33534
Phone 813-399-1659

Sales@dueall.com
www.dueall.com
CGC1522473



EXTERIOR RENOVATIONS YOU CAN TRUST

Dueall Construction is Florida's premier exterior renovation contractor, providing construction management services to national homebuilders, homeowners associations and private homeowners. We will work diligently to create a home you can be proud of once again.

Construction is both an art and a science.

Through a combination of strong relationships and professionalism, we ensure the success of your project by making certain everything is done in accordance with the construction documents, on time and within budget.

EXPERIENCE

EXPERTISE

COMMUNICATION

FLORIDA'S PROFESSIONAL RESTORATION AUTHORITY



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Gibsonton, FL 33534
Phone 813-399-1659

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CGC1522473

CLEAR COMMUNICATION

Frequent, clear communication is the cornerstone of our construction philosophy. On each project, we carefully orchestrate communication between the owners, engineers, architects, manufacturers and subcontractors. We keep residents and clients updated on progress to ensure they are well-informed at every stage in the construction process.

OUR EXPERIENCED TEAM

Our team has been carefully chosen for their expertise and experience in the field of exterior renovations. We invest in our employees, providing each team member with continuing education to ensure they continue to develop their expertise in mold remediation and stucco installation and are up-to-date with the latest code requirements.

WE DO THINGS RIGHT THE FIRST TIME.

.....

Each project we undertake is carefully monitored by an experienced construction manager who makes certain that we meet our strict quality standards at every stage in the building process.

Our commitment to professionalism, efficiency, and dedication to building quality relationships has been the foundation of our success.



THE EXTERIOR RESTORATION EXPERTS

.....

As Florida's leading contractor in the exterior restoration business, our highly trained staff works diligently every day to correct the damage done by incorrect or damaged stucco installations. We don't take shortcuts or patch the problem; we find and correct the issues at the source to ensure that our restoration stands the test of time and harsh weather conditions.



Planning & Preparation

We understand that our stucco restoration projects take place in existing communities where people still live in their homes. We carefully evaluate the community as a whole to determine the most efficient way to approach each project with the least amount of disturbance in the day-to-day activities of the community.

Demolition

We carefully monitor the stucco removal process to ensure the safety of the community, our workers, and the property surrounding the construction zone. All stucco and damaged framing is removed quickly, safely and effectively. Our attention to detail at this step is a defining characteristic of all Dueall restoration projects.

Stucco System Applications

We ensure that your new stucco system is properly installed. Stucco is a complex system that requires skilled application and careful monitoring at each stage in the process. Our experienced installation professionals and management staff are trained to have a detailed eye and an uncompromising commitment to quality.

Paints & Sealants

Paints and sealants are the first line of defense for water intrusion. We take the extra time to ensure that the right material is chosen for each situation, and that it is applied correctly. We test the pH of the applied stucco before application and check paint thickness frequently with a gauge to ensure proper coverage and dry thickness.



FEATURED PROJECTS

Ventura Bay (Riverview)

206 Units, 29 Buildings, 2-story Townhomes

Scope of work

- Full stucco removal & replacement
- Second floor window removal & reinstall
- Interior repairs
- Roof repairs & replacement

St. Charles Place (Riverview)

268 Units, 55 Buildings, 2-story Townhomes

Scope of work

- Full stucco removal & replacement
- Second floor window removal & reinstall
- Interior repairs
- Roof repairs & replacement

Willowbrook Condominiums

270 Units, 51 Buildings, 3-story Townhomes

Scope of work

- Full stucco removal & replacement
- Window replacement
- Extensive framing repairs due to water damage
- Removal & replacement of 2nd & 3rd floor balconies
- Exterior deck waterproofing
- Mold remediation
- Interior repairs
- Roofing repairs

400+ Single Family Homes

Scope of work

- Full stucco removal & replacement
- Window removal, clean & reuse
- Framing repairs due to water damage
- Painting

Schooner Cove

195 Units, 65 Buildings, 2-story Townhomes

Scope of work

- Full stucco removal & replacement
- Extensive framing repair
- Interior repairs
- Roofing repairs and replacement

The Flats at 4200 (currently under production)

479 Units, (2) 5-story Apartment Buildings

Scope of work

- Removal & replacement vinyl siding
- Removal & replacement damaged wall sheathing & structural framing elements
- Remove all AC units & re-install all AC units
- Sealants & Painting
- Waterproofing and framing repairs to balconies



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Current Projects Underway (larger)

4200 The Flats

The repair scope consisted of removing the improperly installed cladding over the frame on 2-5 story apartment buildings. Scope consists of framing repairs, handrails and balconies repaired, new cladding installed, painting, sealants, windows, HVAC repairs.

2 Buildings

Cost: \$6,100,000 +

Status: Complete

Mirrorton Apartments

The repair scope consists of removing the improperly installed cladding stucco over the frame on 20+ 4 story apartment buildings. Framing Repaired, new cladding installed, windows sealed, painting, sealants.

Cost: \$8,500,000 +

Status: Complete

Paseo Condominiums

The repair scope consisted of removing the improperly installed stucco, repainting, resealing, all phase one buildings (25+).

Cost: \$3,500,000 +

Status: Complete

Single Family Repairs

Repairing 350+ single family homes. Addressing water intrusion for a national builder.

Cost: \$6,500,000 +

Status: Complete

Completed Projects (larger)

Campus Edge Apartments

The repair scope consisted of removing the improperly installed cladding (brick and siding) over the frame on 3 story apartment buildings. Framing Repaired, new cladding installed, windows sealed, painting, sealants.

Cost: \$4,000,000 +

Status: Complete

Mariner Village, Tarpon Springs FL

Removal and replacement of deteriorating post tension grout coverings, stucco, installation of window head



flashing, frame and sheathing repairs, brick replacement, sealants, and full building repainting

Reference: Gary Lorden, Mariner Village HOA President, 978-479-5677

Cost: \$253,847.99 (4 Buildings)

Status: Complete (2024)

iQ Luxury Apartments, Tampa FL

Removal and replacement of stucco system, frame and sheathing repairs, balcony waterproofing installation, painting and sealants, replacement of balcony railing systems

Reference: Philip Carter, The Collier Companies, Owner's Representative, 352-416-1418

Cost: \$1,770,431.41 (5-story buildings)

Status: Complete (2022)

Ventura Bay, Riverview FL

Full stucco removal and replacement. 2nd floor window removal and reinstallation (as needed, per engineer directive), framing repairs, roofing replacement, firewall repairs, full repainting of buildings

Reference: Toni Baggett, HOA President, 813-374-6107

Cliff Cooper, HOA Board Member and Construction Committee, 813-833-5417

Cost: \$6,730,000.27 (206 Units)

Status: Complete (2023)

St Charles Place, Riverview FL

Full stucco removal and replacement. 2nd floor window removal and reinstallation, framing repairs, roof repairs, interior repairs, full painting of buildings

Reference: Jennifer Robertson, Property Manager, 813-349-6552

Cost: \$,641,675.42 (268 Units)

Status: Complete (2022)

Paseo Condominium Association, Ft Myers FL

Building 41 Stucco removal and replacement, framing repairs, full repainting of building, Phase 2 Balcony Replacement on 34 buildings

Reference: Arlette Abbott, HOA President, 239-398-6080

Cost: \$3,100,000

Status: Complete (2021)

Flagship Cove, Sanford FL

Full stucco removal and replacement, 2nd floor window replacement and interior repairs, framing repairs, roofing repairs, and balcony waterproofing, full building painting

Reference: Jackie Gildea, Property Manager, 407-788-6700



Nick Carlson, HOA President, 407-383-2161

Cost: \$4,000,000 (117 Units)

Status: Complete (2020)

Schooner Cove, Tampa FL

Full stucco removal and replacement, window replacements and interior repairs, extensive framing repairs from water intrusion, roofing repairs and partial replacements, full building painting

Reference: Louis Ayoub, HOA President, 813-966-1153

Cost: \$7,100,000 (195 Units)

Status: Complete (2018)

Cypress Creek, Wesley Chapel, FL

2-story townhome buildings. Full stucco removal and replacement, window replacements and interior repairs, extensive framing repairs from water intrusion, roofing repairs, full building painting

Reference: Alex Nazario, Property Manager, 813-928-7183

Cost: \$4,100,000 (116 Units)

Status: Complete (2017)

Willowbrook Condominiums

Full stucco removal and replacement, window replacement and extensive interior repairs, abundance of framing repairs, removal and replacement of 2nd and 3rd floor balcony systems, waterproofing, full building painting, mold remediation, roofing repairs

Reference: Tom Miller, Structural Engineering and Inspections, Project Engineer 813-514-1822

Cost: \$32,000,000 (51 buildings)

Status: Complete (2016)



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

10/3/2025

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 Acrisure Southeast Partners Insurance Services LLC 1317 Citizens Blvd Leesburg FL 34748	CONTACT NAME: Tina M. Cardinale, CISR PHONE (A/C, No, Ext): 813-933-6691 E-MAIL: TCardinale@Acrisure.com ADDRESS: TCardinale@Acrisure.com	FAX (A/C, No): 813-932-6287
License#: BR-1796553 DUEACON-01		
INSURED Dueall Construction LLC 11849 US Hwy 41 South Gibsonton FL 33534	INSURER(S) AFFORDING COVERAGE INSURER A : Auto-Owners Insurance Company INSURER B : Builders Mutual Insurance Company INSURER C : Security National Insurance Company INSURER D : INSURER E : INSURER F :	NAIC # 18988 10844 19879

COVERAGES**CERTIFICATE NUMBER:** 396848533**REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
C	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PRO-JECT ☐ LOC OTHER:		SES181495001	8/1/2025	8/1/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 0 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
A	☒ AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY		4909224000	10/25/2025	10/25/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ PIP \$ 10,000
C	☐ UMBRELLA LIAB ☒ OCCUR ☒ EXCESS LIAB ☐ CLAIMS-MADE DED ☒ RETENTION \$ 10,000		EXS182312601	8/1/2025	8/1/2026	EACH OCCURRENCE \$ 2,000,000 AGGREGATE \$ 2,000,000 \$
B	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	WCP104200310	10/25/2025	10/25/2026	☒ 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

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

CERTIFICATE HOLDER**CANCELLATION**Division of Building Safety
Contractor Licensing
PO Box 2667
Orlando FL 32802

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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Ron DeSantis, Governor

Melanie S. Griffin, Secretary



STATE OF FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

THE GENERAL CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

SEILER, SHAWN ROCKNE

DUEALL CONSTRUCTION, L.L.C.

11849 US HWY 41 S

GIBSONTOWN FL 33534

LICENSE NUMBER: CGC1522473

EXPIRATION DATE: AUGUST 31, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 06/03/2024

Do not alter this document in any form.

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



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" on center)	152	Per Bay	\$431.72	\$65,622.00	22
B	Remove and replace wooden beams (4) 2x14	28	LF	\$423.32	\$11,853.00	2
C	Remove and replace wooden beams (3) 2x14	425	LF	\$293.98	\$124,943.00	17
D	Remove and replace wooden beams (2) 2x14	425	LF	\$204.26	\$86,812.00	12
E	Remove and replace wooden columns 6x6	1,454	LF	\$133.98	\$194,800.00	33
F	Remove and replace deteriorated wood framing	10	LF	\$692.83	\$6,928.00	1
II	Exterior Repairs					
A	Remove and replace stucco (as needed)	5,000	SF	\$42.47	\$212,328.00	18
B	Replace removed stucco (from DT)	40	SF	\$158.69	\$6,348.00	1
C	Remove and replace soffits (as needed) ¹	13,000	SF	\$7.24	\$94,124.00	22
D	Grout and seal all joint interfaces (doors, windows, sliding glass doors, slabs, walls, building perimeter, etc.) ²	2,175	LF	\$6.00	\$13,052.00	9
E	Install horizontal expansion joints	297	LF	\$188.76	\$56,060.00	9
F	Install vertical expansion joints	486	LF	\$178.55	\$86,774.00	9
G	Install expansion joint transitions	108	EA	\$404.00	\$44,100.00	9
H	Remove and install EIFS trim	600	SF	\$30.02	\$18,010.00	12
I	Remove and replace architectural column casings (Square & Circle) ³	46	EACH	\$2,672.00	\$122,915.00	15
J	Remove and replace exterior siding (as needed) ⁴	500	SF	\$47.24	\$23,622.00	5

III	Painting & Waterproofing					
1	Paint					
A	Prime and Paint Exterior Stucco of Buildings A-J	56,400	SF	\$4.57	\$257,740.00	60
2	Balconies					
A	Remove and reinstall all railing (to facilitate waterproofing)	30	LF	\$52.43	\$1,573.00	2
B	Remove Tile	100 ⁵	SF	\$29.21	\$26,289.00	9
C	Re-slope balcony (only if not sloped away from the building)	50	SF	\$125.48	\$6,274.00	3
D	Surface prep and install waterproofing membrane compatible with pedestrian traffic	5,600	SF	\$8.83	\$49,500.00	26
3	Breezeways					
A	Remove and reinstall all railing (to facilitate waterproofing)	1,200	LF	\$14.38	\$17,257.00	5
B	Re-slope breezeway (only if not sloped away from the building)	50	SF	\$125.48	\$6,274.00	3
C	Surface prep and install waterproofing membrane compatible with pedestrian traffic	6,710	SF	\$16.54	\$110,990.00	63
	TOTALS:				\$1,644,188.00	367

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.

General Conditions					
Description of Work	Quantity	Unit	Unit Cost	Total	%
General Conditions Include overhead protection, additional lighting, and portable restroom facilities, as needed.	1	LS		\$322,150.00	19
Mobilization and Demobilization	1	LS		\$38,000.00	2
Shoring	1	LS	N/A		
Permits (9 Buildings)	1	LS		\$15,150.00	1
Performance and Payment Bonds	1	LS		\$30,362.00	1.5
	Grand Total \$ 2,049,850.00				
	Project Duration (Days) 377				

ADDITIONS TO REPAIR SPECIFICATIONS					
Item	Description of Work	Quantity	Unit	Unit Cost	Total Cost
Ad1	All answers to our extras were answered in the RFI's				
Ad2	All Pricing was per the materials in the specifications. No Substitutions.				
Ad3					
Ad4					
Ad5					
Ad6					



Village at Haile Condominium Association Milestone Exterior Restoration at Buildings A, B, C, D, E, F, G, H, and J



GENERAL CONTRACTOR SERVICES PROPOSAL

Project Address: 9116 SW 51st Rd, Gainesville, FL 32608

05/14/2026

I&E CONSTRUCTION
6565 Hazeltine National Drive #10, Orlando, FL 32822
www.ieconfl.us | 407.737.8808 | VasilyS@iecon.us
CGC 1532020

I. FIRM BACKGROUND & QUALIFICATIONS

A. OVERVIEW OF FIRM

I&E Construction is a general contractor specializing in multifamily rehabilitation, structural repairs, waterproofing systems, and exterior restoration. Founded in 1992, the company brings over 30 years of construction experience delivering projects ranging from targeted repairs to large-scale rehabilitation programs exceeding \$50 million.

Our Florida Division, established in 2016, works closely with engineers, property managers, and condominium boards to deliver durable solutions with a focus on quality, safety, and minimal disruption to residents.

State of Florida License Number: CGC 1532020

Years in Business: 9 in Florida, 34 years in Oregon

B. LEADERSHIP



Karl Ivanov

President/Founder

As President, Karl provides strategic leadership and oversees company operations and client relationships. He founded I&E Construction in 1992 and brings 30 years of experience in multifamily construction and large-scale rehabilitations. Under his leadership, I&E has developed more than 3,000 multifamily units and 2,500 single-family lots, along with retail and mixed-use developments throughout multiple markets.

C. FLORIDA MANAGEMENT



Vasily Shadrin

General Manager

Vasily oversees I&E Construction's Florida operations and manages project delivery across the state. He works closely with engineers, consultants, and ownership groups to ensure projects are completed on schedule, within budget, and to the highest quality standards. He also supports coordination with residents, property management, and project stakeholders throughout construction.

D. REFERENCE PROJECTS

VERANO OF BARTRAM PARK

41 BUILDINGS, 296 UNITS | JULY 2024 – APRIL 2025

PAIGE GIBSON

donitagibson@yahoo.com | 941.268.1449

- CLADDING REPLACEMENT BY REMOVING ALL STUCCO OVER SECOND-FLOOR EXTERIOR FRAMED WALLS
- INSTALLATION OF NEW CONCEALED BARRIER COMPONENTS
- INTEGRATE ALL CONCEALED BARRIER COMPONENTS WITH WINDOWS, ROOF COMPONENTS, AND OTHER PENETRATIONS
- INSTALLED NEW JAMES HARDIE CEMPLANK LAP SIDING
- PULL, REFLASH, AND RESET EXISTING WINDOW ASSEMBLY AS WELL AS INSTALLATION OF NEW WINDOWS
- FULL REPAINT OF SHERWIN WILLIAMS SUPER PAINT



GEORGETOWN TOWNHOMES

33 BUILDINGS, 192 UNITS | MAY 2023 – APRIL 2025

MONICA MAYES | Board President

mays.georgetown@gmail.com | 561.876.8532

- PERFORMED TARGETED FRAMING, STUCCO, STONE MASONRY VENEER, AND BRICK REPAIRS
- REFLASH SELECTED SLIDING GLASS DOORS
- REMOVE AND REINSTALL SELECTED ALUMINUM WINDOWS
- ADDED NEW SHINGLE ROOFS AND TPO FLAT ROOFS
- FULL COMMUNITY REPAINT



TOWNS OF WESTYN BAY

24 BUILDINGS, 172 UNITS | OCT. 2021 - DEC. 2022

CLAIRE CARNEY | First Service Residential

claire.carney@fsresidential.com | 703.980.7837

- REMOVED 55,000 SQ.FT. OF STUCCO CLADDING AND ASSOCIATED CONCEALED BARRIER COMPONENTS
- REMOVED AND REINSTALLED WINDOWS ON PAN FLASHINGS
- INSTALLED NEW CONCEALED BARRIER COMPONENTS AND 3-COAT STUCCO CLADDING WITH KNOCKDOWN TEXTURE
- PERFORM TARGETED STUCCO REPAIRS ON GROUND LEVELS
- SEALED AND PAINTED WITH QUALITY ACRYLIC PAINT
- RE-ROOFED ALL BUILDINGS IN COMMUNITY
- INSTALLED NEW PERGOLAS TO FRONT OF ALL BUILDINGS



I&E CONSTRUCTION

6565 Hazeltine National Drive #10, Orlando, FL 32822

www.ieconfl.us | 407.737.8808 | VasilyS@iecon.us

CGC 1532020

II. PROPOSAL NOTES AND CLARIFICATIONS

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" on center)	152	Per Bay	\$258.19	\$39,245.00	
B	Remove and replace wooden beams (4) 2x14	28	LF	\$367.21	\$10,282.00	
C	Remove and replace wooden beams (3) 2x14	425	LF	\$275.40	\$117,045.00	
D	Remove and replace wooden beams (2) 2x14	425	LF	\$218.03	\$92,661.00	
E	Remove and replace wooden columns 6x6	1,454	LF	\$34.43	\$50,054.00	
F	Remove and replace deteriorated wood framing (Allowance)	1,925	LF SF	\$13.77	\$26,508.00	
F	Remove and replace deteriorated wood vertical sheathing (Allowance)	1,925	LF SF	\$ 5.74	\$11,045.00	
II	Exterior Repairs					
A	Remove and replace stucco (as needed)	11,005	SF	\$26.39	\$290,450.00	
B	Replace removed stucco (from DT)	583	SF	\$31.56	\$18,398.00	
C	Remove and replace soffits(as needed) ¹ (affected areas only; include electrical fixtures reset.)	10,865	SF	\$9.75	\$105,900.00	
D	Grout and seal all joint interfaces (doors, windows, sliding glass doors, slabs, walls, building perimeter, etc.) ² (Allowance)	4,000	LF	\$7.46	\$29,835.00	
E	Install horizontal expansion joints	297 187	LF	\$372.94	\$67,129.00	
F	Install vertical expansion joints	486 390	LF	\$137.70	\$53,703.00	
G	Install expansion joint transitions	246 36	EA	\$831.94	\$29,950.00	
H	Remove and install EIFS trim	1,300	SF	\$20.66	\$26,852.00	
I	Remove and replace architectural column casings (Square & Circle) ³	46	EACH	\$1,147.50	\$52,785.00	
J	Remove and replace exterior siding (as needed) ⁴	1,980	SF	\$16.07	\$31,809.00	

VILLAGE AT HAILE CONDOMINIUM - REPAIR SPECIFICATIONS						
Item	Description of Work	Quantity	Unit	Unit Cost	Total Cost	Total Days
III	Painting & Waterproofing					
1	Paint					
A	Prime and Paint Exterior Stucco of Buildings A-J	56,400	SF	\$3.16	\$177,978.00	
2	Balconies					
A	Remove and reinstall all railing (to facilitate waterproofing) Temporary railing included	1,344	LF	\$37.19	\$49,989.00	
B	Remove Tile (Unit Price, not included)	100 ⁵	SF	\$6.90	\$690.00	
C	Re-slope balcony (only if not sloped away from the building) (Unit Price, not included)	Contractor to Verify w/ EOR Approval	SF	\$21.00/SF	\$21.00/SF	
D	Surface prep and install waterproofing membrane compatible with pedestrian Traffic	5,600	SF	\$16.07	\$89,964.00	
3	Breezeways					
A	Remove and reinstall all railing (to facilitate waterproofing) Temporary railing included	1,093	LF	\$33.52	\$36,638.00	
B	Re-slope breezeway (only if not sloped away from the building) (Unit Price, not included)	Contractor to Verif w/ EOR Approv	SF	\$21.00/SF	\$21.00/SF	
C.1	<i>Replace wood-rot deck sheathing on affected breezeway areas with a proper vapor barrier and flashing.</i>	3,235	SF	\$13.77	\$44,546.00	
C.2	<i>Remove deteriorated deck concrete to access and repair water-damaged wood. Replace with 3,500 PSI concrete prior to traffic coating.</i>	3,235	SF	\$32.39	\$104,785.00	
C.3	<i>CMU column filling Building A, 1st floor per column</i>	8	EA	\$803.25	\$6,426.00	
C	Surface prep and install waterproofing membrane compatible with pedestrian traffic	6,710	SF	\$13.77	\$92,397.00	
TOTALS:					\$1,656,374.00	

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 6x6 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.

General Conditions					
Description of Work	Quantity	Unit	Unit Cost	Total	%
General Conditions Include overhead protection, additional lighting, and portable restroom facilities, as needed.	1	LS		\$327,385.00	
Mobilization and Demobilization	1	LS		\$3,443.00	
Shoring (included in I. A.)	1	LS		Included	
Permits (9 Buildings) (Allowance)	1	LS		\$12,652.00	
Performance and Payment Bonds(not included)	1	LS		\$25,351.00	
	Grand Total (including allowances) \$1,999,854.00				
	Project Duration (Days)				180

UNIT PRICES					
Item	Description of Work	Quantity	Unit	Unit Cost	Total Cost
Ad1	2x4 Vertical Stud	1	LF	\$ 12.00	\$ 12.00
Ad2	2x6 Vertical Stud	1	LF	\$ 14.00	\$ 14.00
Ad3	2x4 Bot Plate	1	LF	\$ 26.00	\$ 26.00
Ad4	2x4 Top Plate	1	LF	\$ 23.00	\$ 23.00
Ad5	15/32 CDX Plywood (Vertical Walls)	16	SF	\$ 74.00	\$ 74.00
Ad6	Remove & reinstall soffits	1	SF	\$ 9.75	\$ 9.75
Ad7	Remove & reinstall concrete 4" depth,3500 PSI	1	SF	\$ 32.39	\$ 32.39
Ad8	Remove & reinstall pressure treated deck sheathing	1	SF	\$ 13.77	\$ 13.77
Ad9	Existing railing Modification	1	EA	\$600.00	\$600.00

SECTION 1: GENERAL

This proposal outlines I&E Construction's scope of work for the Village at Haile Condominium project in accordance with the Bid Documents issued for bidding.

Work generally includes selective removal and replacement of exterior façade, selective deck replacement at breezeways, and structural components of Buildings A, B, C, D, E, F, G, H, and J at Village at Haile Condominium. Work shall be performed in occupied buildings and will be sequenced/phased to maintain Owner use and access.

Allowances (if applicable) are budget placeholders used only where specific products, quantities, or details are not fully defined in the Bid Documents at the time of proposal and will be reconciled based on final selections, confirmed quantities, and pricing.

Any items missing from the Bid Documents are specifically excluded; any items not completely defined are contractor-designed.

Unless otherwise indicated in the Bid Documents, normal working hours for the project are 8:00 a.m. to 5:00 p.m., Monday through Friday. Work outside of these hours, on weekends, or on federal holidays is not permitted unless specifically authorized by the Owner/Property Manager due to special circumstances.

SECTION 2: BID DOCUMENTS

The estimate is based on a site walkthrough and the Bid Documents listed below (including all addenda issued prior to bid date):

- **Project Manual:** Village at Haile - Milestone Repairs Bid Package
 - **Project Drawings:** 1240125-0009412.00VLG@Haile Bldg A 03-06-2026
1240125-0009412.00VLG@Haile Bldg B 03-06-2026
1240125-0009412.00VLG@Haile Bldg C 03-06-2026
1240125-0009412.00VLG@Haile Bldg D 03-06-2026
1240125-0009412.00VLG@Haile Bldg E 03-06-2026
1240125-0009412.00VLG@Haile Bldg F 03-06-2026
1240125-0009412.00VLG@Haile Bldg G 03-06-2026
1240125-0009412.00VLG@Haile Bldg H 03-06-2026
1240125-0009412.00VLG@Haile Bldg J 03-06-2026
 - **Addendum #1:** 2026.03.31 Village at Haile - Milestone Repairs Bid Package Revised
 - **Addendum #2:** 2026-04-21 - Village at Haile - RFI
- Any other scope of work will be performed on a time & materials basis, or via change order.*

SECTION 3: SCHEDULE

- Estimated project duration: **180 days** from written Notice to Proceed (or award authorization), subject to final phasing, access, and weather.
- Schedule compression/extension may increase labor, supervision, and general conditions.
- Assumes timely approvals, normal material lead times, and uninterrupted access per Bid Documents.

SECTION 4: GENERAL CONDITIONS

The proposed work includes the following:

- Mobilization and demobilization
- Project management, administration, and coordination meetings
- Site supervision and safety program implementation
- Material receiving, staging, handling, and site logistics
- Temporary protection of adjacent areas/finishes outside work limits
- Temporary barricades/signage and pedestrian control in work areas
- Daily housekeeping and progressive clean-up
- Waste removal and disposal for debris generated by I&E.

SECTION 5: SCOPE OF WORK

Scope includes structural repairs, exterior façade restoration, balcony and breezeway waterproofing, and repainting of Buildings A, B, C, D, E, F, G, H, and J, in accordance with project documents, codes, manufacturer requirements, and EOR direction.

STRUCTURAL REPAIRS

- Provide all labor, materials, and equipment for demolition, temporary support, and replacement of deteriorated structural members.

Shoring & Access

- Provide temporary shoring at 156 locations and as required to support the structure during work.
- Maintain shoring until repairs are complete and approved by EOR.
- Provide scaffolding, overhead protection, and safe access at all public and occupied areas interferent with working area.

Demolition & Inspection

- Remove breezeway soffits, electrical fixtures, and selective concrete/finishes as required to access structural components.
- Perform selective demolition to access beams, columns, and framing.
- EOR to inspect exposed framing prior to replacement.

Structural Replacement (Wood Framing)

- Remove and replace deteriorated beams ((4), (3), (2) 2x14) and 6x6 columns.
- Use SYP No.2 or better, PT UC4A at concrete interfaces. Install members in-kind to match existing load path.
- Built-up beams: 10d nails @ 12" O.C. staggered.
- Use Simpson Strong-Tie connectors (or equal) and structural fasteners only (no drywall/deck screws). Lumber to be straight, dry, and defect-free.

Column Installation (6x6)

- Install PT 6x6 columns per plans with approved caps.
- Provide full bearing with 3/8" steel shims. Install flashing boots at bases (EOR approved).
- Set plumb and coordinate with waterproofing for continuous seal.

Framing & Sheathing

- Remove and replace deteriorated framing/sheathing to sound wood.
- Perform work under EOR observation. Replace in-kind and treat adjacent areas with borate where required.
- All connections to meet NDS requirements.

Anchors & Fasteners

- Use Simpson SET-XP, Hilti HY-200, or equal.
- Install per ESR including hole cleaning. All fasteners to be hot-dip galvanized (ASTM A153).
- Follow most stringent requirement between plans and manufacturer.

Inspection Requirement

- No structural work shall be concealed prior to EOR inspection and approval.

II. EXTERIOR REPAIRS

- Perform exterior envelope repairs in coordination with structural and waterproofing work.

Stucco Removal & Substrate Preparation

- Remove stucco only as required to facilitate structural repairs and waterproofing tie-ins.
- Remove finishes to fully expose damaged areas.
- Evaluate substrate and correct deficiencies prior to installation.

Stucco Installation

- Install stucco system after completion of structural and waterproofing work.
- Install WRB, lath (Permalath 1000 or equal), and accessories per ASTM C1063.
- Apply scratch and brown coat (or equal) and finish to match existing.
- Blend texture and color to adjacent surfaces.
- Terminate stucco cleanly at expansion joints with proper sealant.

Expansion Joints (Critical Integration)

- Install all expansion joints and transitions:
 - **Vertical joints:** Sika Emseal Colorseal
 - **Horizontal joints:** Sika Emseal SJS
 - **Transitions:** factory-fabricated Emseal units
- All joints shall be continuous, watertight, and properly integrated with coatings and waterproofing systems

Soffits & Fixtures

- Replace damaged materials.
- Reset electrical fixtures after completion of work.

Cladding & Trim

- Remove and replace EIFS trim, column casings, and siding to match existing conditions and integrate with new work.
- Sealants & Joint Treatment at windows and doors. (Allowance)
- Apply sealants at joints after stucco and cladding installation and prior to coatings.
 - Ensure proper preparation, tooling, and continuity
 - Integrate with expansion joint systems

III. BALCONIES & BREEZEWAYS – WATERPROOFING AND FINISHES

Balconies

- Surface Removal & Deck Preparation.
 - Remove railings, coatings, and finishes to expose substrate. Inspect and repair sheathing and framing as required.
- Install new decking where required:
 - APA-rated plywood (min. 23/32", Structural 1)
 - Fastening per Florida Building Code.
 - Slope min. 1/8" per foot toward drainage.
 - Seal joints with Sikaflex® HY-100 where required.
- EOR inspection prior to waterproofing.

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CGC 1532020

Waterproofing & Flashing

- Cut back stucco at deck-to-wall interfaces
- Install flashing at all transitions
- Install waterproofing membrane system (Sikalastic or equal)
- Install drainage mat where required
- Extend membrane vertically at walls, curbs, and penetrations

Traffic Coating

- Install Sikalastic 1500 system over approx. 5,600 SF.
- Ensure full integration with joints and transitions
- Reinstall railings after completion.

Breezeways

- Surface Removal & Substrate Prep
Remove coatings and finishes. Inspect and repair sheathing as required.
- Concrete Topping & Slope Correction
 - Install new concrete topping slab (3,000–3,500 PSI)
 - Provide minimum slope 1/4" per foot away from building
 - Install control joints at max. 10'-0"
 - Rebuild slab edges as required
- Grout at Columns
 - Use non-shrink grout (min. 5,000 PSI) at column/slab interfaces
 - Use for leveling, patching, and anchor pockets
 - Install per manufacturer requirements
- Waterproofing & Coating
 - Install waterproofing system integrated with flashing and joints
 - Apply Sikalastic 1500 system over approx. 6,710 SF
 - Ensure continuity with expansion joints and vertical transitions
- Reinstall railings after completion.

IV. PAINTING

- Perform painting only after completion of all repairs, waterproofing, sealants, and coatings.
- Sealants
 - Install LOXON H1 sealant at dissimilar materials
 - Ensure sealants are cured prior to painting
- Surface Preparation
 - Clean all surfaces and repair cracks prior to coating.
- Stucco Coatings
 - Apply Loxon Conditioner where required
 - Apply one coat Latitude.
 - New stucco may receive direct finish coat per manufacturer
- Apply all coatings uniformly with proper coverage and curing.

SECTION 6: CLARIFICATIONS

The proposed work includes the following terms and conditions:

- The quote does not cover the resolution of concealed conditions.
- This bid is based on the use of an AIA contract.
- Utilities (power and water) for construction will be provided by the Owner, who is also responsible for the associated costs.
- Closeout documentation, including operation and maintenance manuals, warranty information, and other relevant materials, will be provided only in digital format.
- Project delays caused by ownership, governing municipalities, or consultants may result in additional costs.
- All personal property must be removed from the exterior site before work begins.
- One mobilization is included; however, additional mobilizations will incur extra charges.
- Proposal is based on quantities provided in the bid form. Any additional work will be addressed by change order.
 - Quantities exceeding those indicated in the bid form will be addressed by change order and billed at the applicable unit prices.
 - Quantities below those indicated in the bid form will be returned as a credit.
- Selective replacement of existing second-floor breezeway wood deck sheathing and cast-in-place concrete slab as required.
- Our proposal assumes the existing railings will be carefully removed as required and reset/reinstalled in their original locations upon completion of the work. Any railing modification to be addressed to unit price Ad9.
- For the third-floor breezeways with concrete and wood deck surfaces, our proposal assumes application of a deck coating system only. Any repairs, replacement, or other work related to the existing concrete slabs or wood deck breezeway structures are not included in base bid price.
- The customer must provide a staging area and free parking space for service and employee vehicles.
- The owner is responsible for relocating traffic and pedestrians to allow contractor access to repair areas.
- Any vertical framing and sheathing replacement shall be covered under the allowance. Quantities exceeding 1,925 SF will be addressed by Change Order and billed at \$14.50 per SF.
- Base bid includes full repaint of stucco areas at Buildings A, B, C, D, E, F, G, H, and J. All prices for materials and equipment are valid for 30 days. After this period, prices may change if there are shortages, product unavailability, or market fluctuations, as long as they're not caused by the Service Contractor. If prices increase during the project, the contract price will be updated. Delays caused by the Service Contractor will not result in extra costs to the Client.

SECTION 7: EXCLUSIONS

The following items are specifically excluded from the scope of work unless otherwise noted:

- Surveying and testing
- Permits (included in allowance)
- Impact Fees and Utility Use Fees.
- Tenant Relocation Costs or Moving and Storage of Personal Items.
- Security System and Air Quality Monitoring or Testing.
- Hazardous Material Abatement.
- Railing Engineering Drawings.
- Wrap and Umbrella Insurance Policies.
- Liquidated Damages.
- Concrete and wood deck breezeways at third floor a
- Any permits required by the City for site access, street occupancy, or use of public right-of-way are not included in this proposal and will be provided at additional cost.
- Professional Window Cleaning.
- Landscaping.
- Stairwells: all work and painting are excluded.
- Mobilization Costs for Hurricanes or Other Extreme Weather Conditions
 - A reserve of \$5,000.00 is recommended.
 - Mobilization and Demobilization of I&E Forces for Weather Event Preparation.
 - Temporary Protection and/or Scaffold Dismantling.

Note:

Any work not included in the current proposal, including items listed under exclusions, will be performed on a Time & Materials (T&M) basis at a rate of \$85 per man-hour, plus the cost of materials.

III. WARRANTIES AND INSURANCE

SECTION 8: WARRANTIES:

- I&E: This work includes a 1-year workmanship warranty on all areas of work performed at no additional charge.
- Painting: Seven (7) Year Limited Material Warranty.
- Sikalastic 1500 System – One (1) Year limited warranty against manufacturing defects.

IV. CERTIFICATE OF INSURANCE

ACORD®		CERTIFICATE OF LIABILITY INSURANCE		DATE (MM/DD/YYYY) 11/18/2024															
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 Zarowski-Leavitt Ins Agency of Oregon, Inc. Leavitt Group of Portland 8265 SW Nimbus Ave, Ste 120 Beaverton OR 97008			CONTACT Guadalupe Martinez Luna Phone: (503) 639-4220 Fax: (503) 639-4449 E-Mail: gmartinezluna@leavitt.com																
INSURED Integrity & Excellence Construction, Inc & I&E Construction Inc. 6565 Hazeltine National Drive, Suite 10 Orlando FL 32822			INSURER(S) AFFORDED COVERAGE <table border="1"> <tr> <th>INSURER</th> <th>NAIC #</th> </tr> <tr> <td>INSURER A: Upland Specialty Insurance Company</td> <td>16988</td> </tr> <tr> <td>INSURER B: Middlesex Insurance Company</td> <td>23434</td> </tr> <tr> <td>INSURER C: Zurich American Insurance Co</td> <td>16536</td> </tr> <tr> <td>INSURER D:</td> <td></td> </tr> <tr> <td>INSURER E:</td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> </tr> </table>			INSURER	NAIC #	INSURER A: Upland Specialty Insurance Company	16988	INSURER B: Middlesex Insurance Company	23434	INSURER C: Zurich American Insurance Co	16536	INSURER D:		INSURER E:		INSURER F:	
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INSURER E:																			
INSURER F:																			
COVERAGES CERTIFICATE NUMBER: 24-25 GL/LI/WCUM 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.																			
LINE	TYPE OF INSURANCE	REQ. BY	POLICY NUMBER	POLICY EFF. DATE (MM/DD/YYYY)	POLICY EXP. DATE (MM/DD/YYYY)	LIMITS													
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS WAIVER ☒ OCCUR GENERAL AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PER OCCURRENCE ☐ LOC (Other)	Y	USPCL0133124	02/20/2024	02/20/2025	Each Occurrence \$ 1,000,000 Damage to Rented Property (a occurrence) \$ 100,000 Med Exp (any one person) \$ Excluded PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMPLETED OPERATIONS \$ 2,000,000 Employee Benefits \$ 1,000,000 Contractual Single Limit \$ 1,000,000 BODILY INJURY (the person) \$ BODILY INJURY (the contents) \$ PROPERTY DAMAGE (the business) \$													
B	☒ AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY ☒ AUTOS ONLY ☐ SCHEDULED AUTOS ☒ NON-SCHEDULED AUTOS ONLY	Y	A0171517001	03/24/2024	03/24/2025	Each Occurrence \$ 2,000,000 Aggregate \$ 2,000,000 DEDUCTIBLE \$													
B	☒ UMBRELLA LIMIT ☐ EXCESS LIMIT ☒ RETENTION \$ ☐ CLAIMS-MADE		A0171517005	03/24/2024	03/24/2025	Each Occurrence \$ 2,000,000 Aggregate \$ 2,000,000 DEDUCTIBLE \$													
C	☒ WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ☐ ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/OWNER IS EXCLUDED (If yes, describe role) DESCRIPTION OF OPERATIONS below	Y/N	WC-1121378-07	12/01/2024	12/01/2025	☒ PER STATUTE ☐ PER POLICY E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - SA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000 LIMIT \$200,000 DEDUCTIBLE \$1,000													
B	Leased/Rented Equipment		A0171517003	03/24/2024	03/24/2025	DEDUCTIBLE \$1,000													
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required) Certificate holder(s) are named as an additional insured(s) when required by written contract or written agreement, with respects to the insured operations on their behalf. Waiver of subrogation and primary and non-contributory status applies when required by written contract or written agreement per the attached form(s). 30-day notice of cancellation applies. 10 days for non-payment of premium.																			
CERTIFICATE HOLDER City of Orlando 400 South Orange Avenue Orlando FL 32801			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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V. PROJECT ACCESS, COMMUNICATION & SAFETY

A. SITE MAP (Potential Staging Area)



B. COMMUNICATION

Home Owner Communication

During construction, we communicate with the board and consultant primarily during weekly progress meetings and via email. We typically communicate with individual homeowners through a combination of notices on doors, calls, and emails. We prefer to attend a town hall ownership meeting at the outset of the project to explain the process and have smaller meetings (10-20 attendees) throughout the course of the project to address specific concerns. There is no additional cost for this time.

The Superintendent will be the community's first point of contact with project-specific questions, comments, or concerns. The Superintendent will work closely to help facilitate timely responses to resident inquiries and provide prompt community updates. In addition to this, they will also offer the following:

Weekly Updates

- Weekly project schedule with a 3-week look-ahead.
- Short summary of progress.
- Copies posted on the Information Board.

Meetings

- Weekly meeting with owner's representatives.

Notices & Unit Access

- Notices posted 72+ hours in advance (Construction Start, Unit Access, No Parking, etc.).
- Unit-specific schedules shared with residents.

Questions & Concerns

- Team available to answer community questions.

Hours Of Operation

Common areas consist of (but are not limited to) elevator lobbies, corridors, parking garages, rooftops, stairways, and any other areas not inside of a private residence or level one commercial space.

Private Residences & Level One Commercial Space - Construction personnel will have access (following the posting of "Notice to Enter") to private residences and the level one commercial space Monday through Friday between accepted working hours.

No work will be conducted on Saturday or Sunday without prior written authorization.

C. SAFETY

I&E believes all jobs can be performed injury-free, which can be achieved through proper preparation and training. Though it is not fully detailed in this document, we have an extensive safety policy in place to protect our employees and subcontractors. Further information regarding our safety program, policies, and procedures can be made available upon request.

Safety Record:

I&E upholds a high safety standard, this is emphasized by our current EMR (Experience Modification Rating) of .74 with .69, and .72 in the previous two years.

Injury Illness Prevention Plan:

The I&E Construction Project Superintendent has primary authority and responsibility to ensure the implementation of the Injury Illness Prevention Program and to ensure the health and safety of I&E Construction employees. This is accomplished by:

- Providing health and safety training
- Communicating I&E Construction emphasis on health and safety
- Analyzing work procedures for hazard identification and correction
- Ensuring regular workplace inspections
- Take Corrective Action on any worker who violates safety policy

Training:

I&E Utilizes in-house, OSHA Online, and third-party training to ensure all employees are prepared for the tasks they are asked to perform. All training compliance is tracked by the HR and Safety team. Workers will receive retraining upon expiration and in the event of any accident or near miss.

Communication:

Weekly safety meetings are held at all workplace Monday mornings with all employees and subcontractor teams on site. This time is to discuss ongoing tasks, changes in safety hazards, findings of job site safety inspections, emphasize existing practices, and open the floor to anyone who has concerns. I&E employees are encouraged to step forward with any concerns and are protected by our strict non-retaliation policy.

Hazard Analysis:

Jobsites are inspected daily, weekly, and as tasks change throughout the length of the job. This entails identifying and listing potential hazards along with the administrative or engineering controls that will be used to prevent injury.

Workplace Inspections:

I&E expects safety inspections to be performed by the Superintendents daily and the Safety Coordinator weekly. Subcontractors utilize the JHA (Job Hazard Analysis) form weekly to identify the hazards specific to their role, these are due to the superintendent by the end of the week. These inspections are documented, and in the event of identified hazards, work will cease until the hazards are corrected.

Corrective Action:

Any I&E employee found in violation of safety policies will receive in order; a verbal warning, write-up, then suspension or termination. If the violation is deemed severe enough, the Superintendent or HR Manager may bypass verbal and written warnings and proceed to suspension or termination. I&E has and exercises the authority to stop the Subcontractor's Work in the event the Subcontractor fails to comply with the Contractor's, Owner's, or any federal, state, or local safety requirements. If the Subcontractor's work is stopped, the Subcontractor shall take immediate steps to comply with such requirements. Subcontractors may resume work only after receiving I&E's written authorization to do so.

GENERAL BID SUMMARY AND TERMS:

This Bid Proposal is valid for 30 days. If it becomes necessary for the Owner to extend the price hold, this can be accomplished by issuing a written notice to the contract. Thank you for the opportunity to serve. We look forward to working with you.

A cursive signature of Ion Popcov.

Ion Popcov
Estimator, Florida Division
I&E Construction, Inc.