



**First Florida Services** provides a multitude of property maintenance services to commercial and residential clients throughout South Florida. Our companies are recognized as leaders in the property service industry and we are known for our commitment to customer service. Our simple goal is to provide superior services and competitive pricing.

**First Florida Services** exists to make your life easier. Our team has committed to providing you the best available and the most advanced services under one roof. We pledge to work with you every step of the way, from investigating the problem to implementing the solution, while being easy to do business with. We are always accessible and attentive to all of your needs. It is our goal to simplify the lives of our clients while providing packages customized to fit all of your commercial or residential needs.

At FFS, we pride ourselves in delivering a service that is more professional, and exceeds the services provided by our competition!

- We work with Commercial properties, Condominiums, Homeowners Associations and residential home owners throughout Palm Beach & Broward Counties with proven excellence.
- We are pro-active, which makes everyone's job easier and less challenging.
- We are easily accessible and always accountable.
- We understand the expectations of property managers, property owners and board members – our staff consists of talented people in every area.

Please review the attached brochures covering each of our companies. We also invite you to visit any of our premier properties that have entrusted us with their investments. We can provide you with a list of properties upon your request.

If you have any questions at all regarding your properties needs, we can certainly be of assistance. Call us at 561.290.1795 for more information or visit [www.firstflaservices.com](http://www.firstflaservices.com).

Sincerely,

A handwritten signature in blue ink that reads "John W. Tague III".

John W. Tague III  
President



## Proposal

Contact: Judith Romano	Site Name: Keystone Villas Condo	Date: April 17, 2013
Company: Keystone Villas Condominium	Address: 3590 Coral Way Miami FL 33145	Bid Exp: May 18, 2013
Phone: 973-452-2255	Email: junisromano@msn.com	Estimator: Todd Kiekak

### **Scope of work to be completed: Wall Removal in Garage**

Remove identified wall in parking garage area. To include all building materials, and door that is a part of building department issue. Haul away all debris and dispose of off site. Broom sweep area.

Labor (2 Men)	\$ 650.00
Materials	<u>\$ 150.00</u>
<b>Total Job Cost</b>	<b>\$ 800.00</b>

*By signing this agreement below you are stating your acceptance of all conditions and payment terms as outlined above and that you have the authority to authorize payment on behalf of the client named above.*

Owner or Agent Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Owner or Agent Name: \_\_\_\_\_ Title: \_\_\_\_\_

FFS Representative: T. Kiekak Date: 04-17-2013

Representative Name: Todd Kiekak





We provide professional commercial property  
and facility maintenance services throughout South Florida



First Florida Services provides property, facility & building maintenance to a wide range of commercial organizations, including:

- Shopping center owners
- Office building owners
- Real estate management firms
- Facility managers
- Hotels and resorts
- Hospitals and medical facilities
- Multilevel parking garage owners
- Condominium associations
- Home owners associations



# Our commitment to you

At First Florida Services, we are committed to simplifying the lives of our clients by providing customized solutions to fit their varying needs and budgets.

- Our team is dedicated to providing you with the most advanced services, all under one roof.
- We pledge to work with you every step of the way, from investigating any property maintenance issue to implementing the right solution.
- We pride ourselves on being easy to do business with! We are accessible 24/7 and attentive to your needs.



# Our services

Our collection of services cover a wide array of your maintenance needs. By allowing us to oversee multiple services for you, the process becomes streamlined and consistent.

## Exterior Services

- Parking lot maintenance, power sweeping services, lot striping
- Street sign repair and car stop replacements
- Steam pressure cleaning services
- Porter services, litter removal and dumpster clean-out
- Handyman, general repairs and improvements
- Window cleaning
- Exterior lighting maintenance services

## Landscape Services

- Design and installation
- Maintenance
- Tree trimming



## **Interior Services**

- Common area maintenance
- Handyman services, repair and replacement
- Tenant improvements, upgrades, general construction
- Interior lighting maintenance
- Window cleaning
- Tile and carpet cleaning

## **Specialized Water Treatment Services**

- Water treatment system installation and maintenance
- Well drilling and maintenance
- Irrigation system maintenance and installation
- Lift stations, storm water systems
- Fountain and pond aerator installation and maintenance
- POU water coolers
- Reverse osmosis systems



# Our organization

First Florida Services is proud of its staff of talented team members. We strive to stay in the forefront of our industry by continually immersing and educating our staff in the latest innovations and technology in our field.

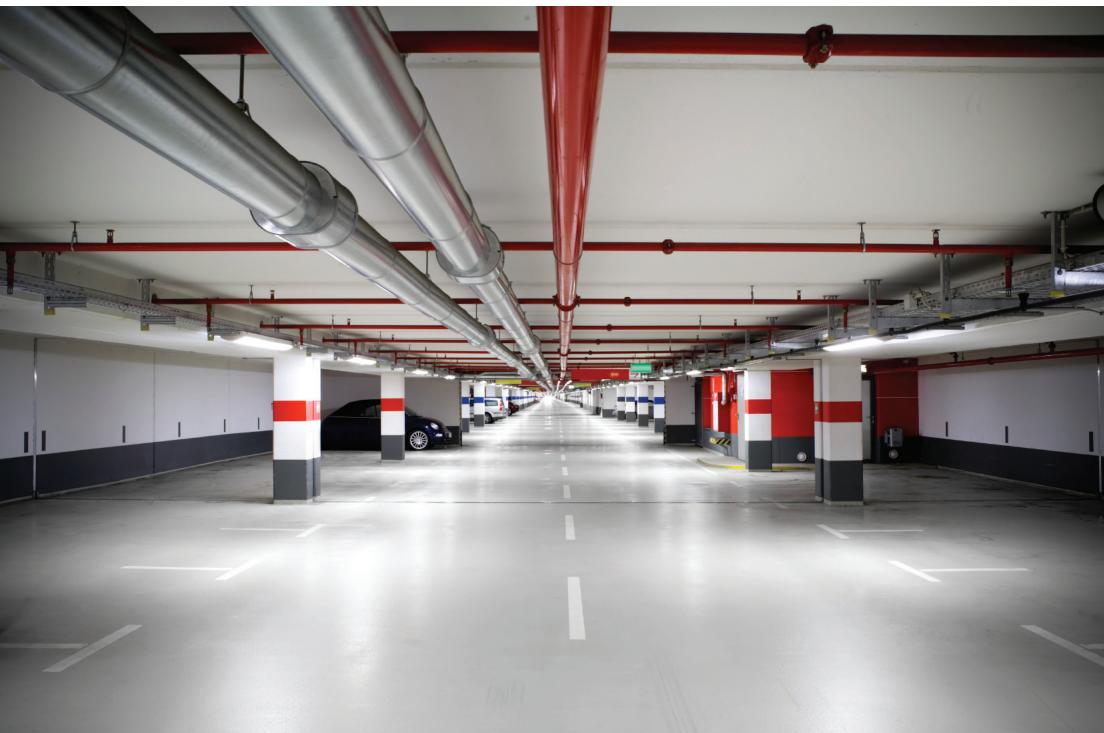
- Experienced management team, over 50 years of experience
- Certified general contractor
- Professional, uniformed employees
- Continuing employee education
- Employees background checked & drug tested
- Licensed and insured
- Extensive use of technology to communicate with clients and staff
- Green Initiative - We strive for energy efficiency in our office and our services



First Florida Services clients are some of the most respected businesses in our community:

Starbucks  
Staples  
Stiles Management  
Muvico Theaters  
Flagler Realty  
Florida Department of Transportation  
First Service Networks  
The Continental Group  
Lang Management  
Ross Realty

Bristol Management  
Payless Shoe Stores  
Hedrick Brothers Construction  
Aldi Grocery Stores  
Essential Needs & Services  
Ross Realty  
Lanier Parking Solutions  
Smith, Moses, Morris and Assoc.  
Art Institutes International  
CB Richard Ellis



The First Florida Services Companies

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[firstflaservices.com](http://firstflaservices.com)

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