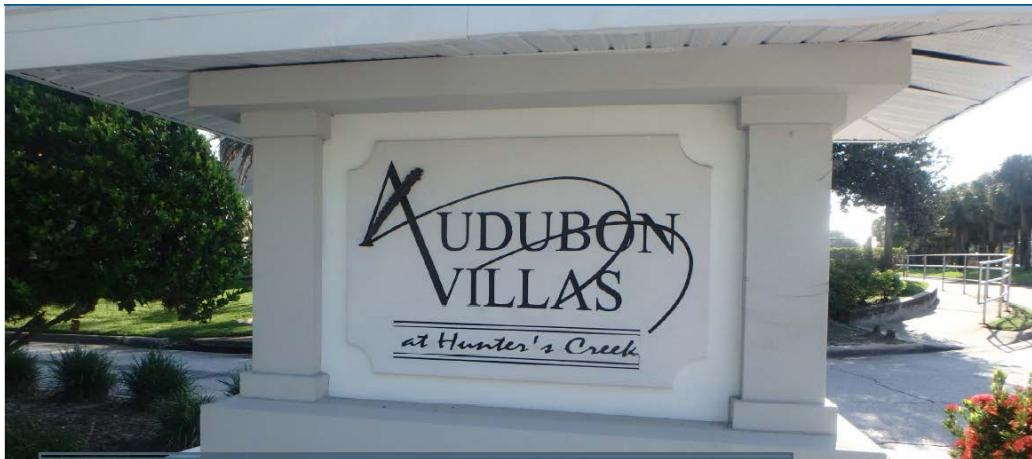


Audubon Villas at Hunter's Creek Condominium - Buildings 12 - 16																						
Legend																						
### Value not explicitly provided and had to be interpreted		11849 US HWY 41 S, Gibsonton, FL 33534 devin@dueall.com Phone (914) 564 - 6816 License # CGC1522473					14111 Fairways Island Drive, Orlando, Florida 32837 VasilyS@econ.us Phone (407) 737 - 8808 License # CGC1532020					4700 Millenia Blvd, Suite #500, Orlando, FL 32839 mwitter@empireworks.com Phone (869) 310 - 1591 License # CGC057803					7528 Dockside St., Winter Park, FL 32792 chris@eastbrookconstruction.com Phone (971) 313 - 4131 License # CGC1530848					
Item	Description of Work	Estimated Quantity	Unit	Unit Price	Total	Estimated Quantity	Unit	Unit Price	Total	Estimated Quantity	Unit	Unit Price	Total	Estimated Quantity	Unit	Unit Price	Total	Estimated Quantity	Unit	Unit Price	Total	
I	Structural																					
1	Wall sheathing repairs and replacement as needed.	TBD	SF	\$4.10	\$	TBD	SF	\$8.00	\$	TBD	SF	\$5.80	\$	-	TBD	SF	\$19.95	\$	-			
2	Wall framing members repairs and replacement as needed.	TBD	LF	\$7.49	\$	-	TBD	LF	\$15.00	\$	-	TBD	LF	\$15.97	\$	-	TBD	LF	\$9.75	\$	-	
3	Balcony deck sheathing repairs and replacement as needed.	TBD	SF	\$5.28	\$	-	TBD	SF	\$12.00	\$	-	TBD	SF	\$7.74	\$	-	TBD	SF	\$19.95	\$	-	
4	Joists and beams removal and replacement as needed.	TBD	LF	\$21.01	\$	-	TBD	LF	\$15.00	\$	-	TBD	LF	\$255.02	\$	-	TBD	LF	\$580.00	\$	-	
5	Balcony wood column removal and replacement as needed	TBD	LF	\$15.43	\$	-	TBD	LF	\$0.00	Not Provided	TBD	LF	\$996.90	\$	-	TBD	LF	\$19.95	\$	-		
II	Balcony, Catwalk, and Landing Restoration																					
1	At all unit balconies, catwalks, and landings, remove and replace all existing ceiling finishes. Replacement of ceiling finishes to occur after completion of Balcony and Catwalk Restoration.	13,450	SF	\$9.75	\$131,137.50	13,450	SF	\$23.22	\$312,283.08	13,450	SF	\$23.78	\$319,811.53	13,450	SF	\$22.00	\$295,900.00					
2	At all unit balconies, catwalks, and landings, remove concrete topping. Does not include ground level.	13,450	SF	\$4.12	\$55,414.00	13,450	SF	\$27.54	\$370,471.44	13,450	SF	\$13.48	\$181,354.29	13,450	SF	\$35.00	\$470,750.00					
3	At all unit balconies, catwalks, and landings install waterproofing system, turn up the waterproofing 4 inches at the walls. Include removal and replacement of the 6" stucco at wall/deck connection, modification of slope to ensure positive drainage, and water test to evaluate integrity of waterproofing installation in this line item.	13,450	SF	\$31.59	\$424,885.50	13,450	SF	\$38.60	\$519,156.11	13,450	SF	\$34.26	\$460,797.24	13,450	SF	\$45.00	\$605,250.00					
4	Install new concrete topping slab with two coats of concrete sealer at all unit balconies, catwalks, and landings.	13,450	SF	\$18.69	\$251,380.50	13,450	SF	\$28.64	\$385,149.13	13,450	SF	\$24.50	\$329,555.92	13,450	SF	\$18.00	\$242,100.00					
III	Column/Posts Chase (Stucco) Repairs																					
1	Exterior stucco removal & replacement at the exterior façade (standard installation, 3-coat process per ASTM C926, nominal 7/8" thickness). For reference each building has approximately 13,500 SF of stucco painted surfaces.	15,125	SF	\$3.06	\$46,282.50	15,125	SF	\$2.89	\$43,727.37	15,125	SF	\$6.52	\$98,617.55	15,125	SF	\$18.00	\$272,250.00					
2	Exterior stucco standard installation, 3-coat process per ASTM C926, nominal 7/8" thickness.	15,125	SF	\$14.12	\$213,565.00	15,125	SF	\$30.96	\$468,231.14	15,125	SF	\$23.91	\$361,607.35	15,125	SF	\$18.00	\$272,250.00					
IV	Exterior Façade (Stucco) Repairs																					
1	Exterior stucco removal & replacement at the exterior façade (standard installation, 3-coat process per ASTM C926, nominal 7/8" thickness). For reference each building has approximately 13,500 SF of stucco painted surfaces.	TBD	SF	\$17.18	\$	-	TBD	SF	\$30.00	\$	-	TBD	SF	\$24.63	\$	-	TBD	SF	\$38.00	\$	-	
2	Exterior stucco cracks (root and seal). Remove paint within 2" of crack (each side) and blend repair mortar to match texture as much as reasonably possible.	TBD	LF	\$17.68	\$	-	TBD	LF	\$24.00	\$	-	TBD	LF	\$9.06	\$	-	TBD	LF	\$32.95	\$	-	
3	Replace deteriorated sealants at Control Joints and Expansion Joints with approved material.	TBD	LF	\$4.81	\$	-	TBD	LF	\$3.00	\$	-	TBD	LF	\$4.35	\$	-	TBD	LF	\$14.95	\$	-	
V	Painting of Repair Areas																					
1	Painting of all repaired exterior façade walls and ceilings. Includes surface preparation. Includes all stucco finishes affected by the repairs. Interior areas not included.	TBD	SF	\$1.71	\$	-	TBD	Bdg	\$4.18	\$	-	TBD	SF	\$2.47	\$	-	TBD	SF	\$3.95	\$	-	
2	Painting of all railings, vents, scuppers, louvers, unit front doors, balcony storage room doors, mechanical room doors, and all other service doors and frames affected by the repairs. Includes surface preparation. Interior areas not included.	TBD	LF	\$5.43	\$	-	TBD	LF	\$3.00	\$	-	TBD	T&M	\$	-	\$	-	TBD	LF	\$7.95	\$	-
3	Remove and replace sealant around penetrations (windows, door, etc.) prior to painting. Includes cutting a 1/4" rake joint between fenestration frames and stucco.	TBD	LF	\$6.79	\$	-	TBD	LF	\$3.00	\$	-	TBD	LF	\$5.80	\$0.00	TBD	LF	\$9.95	\$	-		
VI	General Conditions																					
1	General Conditions Include overhead protection, additional lighting, and portable restroom facilities, as needed.	1	LS	\$138,972.00	\$138,972.00	1	LS	\$307,296.00	\$307,296.00	1	LS	\$333,902.13	\$333,902.13	1	LS	\$75,000.00	\$75,000.00					
2	Mobilization and Demobilization	1	LS	\$20,000.00	\$20,000.00	1	LS	\$	-	Included in VI.1	1	LS	\$2,535.71	\$2,535.71	1	LS	\$10,000.00	\$10,000.00				
3	Shoring	1	LS	\$3,195.00	\$3,195.00	1	LS	\$129,300.00	\$129,300.00	1	LS	\$14,489.80	\$14,489.80	1	LS	\$6,500.00	\$6,500.00					
4	Permit	1	LS	\$10,707.85	\$10,707.85	1	LS	\$15,270.00	\$15,270.00	1	LS	\$	-	1	LS	\$1,200.00	\$1,200.00					
5	Performance and Payment Bonds	1	LS	\$	\$0.00	1	LS	\$37,800.00	\$37,800.00	1	LS	\$49,265.31	\$49,265.31	1	LS	\$45,000.00	\$45,000.00					
TOTAL COST		Excluding TBD Items \$ 1,295,539.85				Excluding TBD Items \$ 2,588,684.27				Excluding TBD Items \$ 2,151,936.83				Excluding TBD Items \$ 2,296,200.00								
Project Timeline (Calendar Days) - from contract signing to project completion		186 Days				365 Days				180				Not Provided								
Item	Description of Work	Estimated Quantity	Unit	Unit Price	Cost	Estimated Quantity	Unit	Unit Price	Cost	Estimated Quantity	Unit	Unit Price	Cost	Estimated Quantity	Unit	Unit Price	Cost	Estimated Quantity	Unit	Unit Price	Cost	
Excl.	WORK EXCLUSIONS																					
1	Beam removal and replacement as needed	TBD	LF	\$23.81	\$	-																
2	Joist removal and replacement as needed	TBD	LF	\$9.66	\$	-																
3	Balcony handrail removal and reinstallation	TBD	Confirm if LF	\$23.50	\$	-																
4	Scaffolding for 1/2 the building surface	1	LS																			

Audubon Villas at Hunters Creek

After everything that you and your community have been through, we hope to make choosing the right contractor easy. Dueall Construction is the best choice for your community's reconstruction project. We provide dedicated site management, have a profound attention to detail, and pride ourselves on providing a safe, clean, and contained construction environment. Our pattern 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: Adam Bondi, Saribel Garcia

October 6th, 2025

Attachments: Cover Letter, QAQC Plan, Bid Sheet, Project Totals, Clarifications

Page | 1

Dueall Construction
11849 US HWY 41 S
Gibsonton, FL 33534

INTRODUCTION

RE: Audubon Villas at Hunters Creek Proposal

October 6th, 2025

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. Please accept the attached submittal.

Further, Reconstruction in an occupied community requires above average attention to communication, safety, and quality of work. A couple 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 Buildertrend, 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.



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,

Devin Moloney,

Director of Preconstruction and Estimating, Dueall Construction

- **Dueall Construction**
- **Certified General Contractor # CGC1522473**



Quality Control (QC) Plan

Audubon Villas at Hunters Creek



Contractor Quality Control Plan Acknowledgement

Project Name: Audubon Villas at Hunters Creek
Project Number: DC 25-115

The undersigned have read and concur with this Contractor Quality Control Plan:

Champ Clarke

Quality Control Manager

Date

Spencer Longest

Project Manager

Date

Steven Crumley

Superintendent

Date

Eric Isakson

Site Safety Manager

Date

Proposal Submission

AUDUBON VILLAS CONDOMINIUM - REPAIR SPECIFICATIONS					
Item	Description of Work	Quantity	Unit	Unit Cost	Total
I	Structural				
1	Wall sheathing repairs and replacement as needed.	TBD	SF	\$4.10	\$4.10
2	Wall framing members repairs and replacement as needed.	TBD	LF	\$7.49	\$7.49
3	Balcony deck sheathing repairs and replacement as needed.	TBD	SF	\$5.28	\$5.28
4	Joists and beams removal and replacement as needed.	TBD	LF	\$21.01	\$21.01
5	Balcony wood column removal and replacement as needed.	TBD	LF	\$15.43	\$15.43
II	Balcony, Exterior corridor, and Landing Restoration				
1	Remove and replace all existing ceiling finishes at all unit balconies, exterior corridors, and landings. Replacement of ceiling finishes to occur after completion of Balcony and Exterior corridor Restoration.	13,450	SF	\$9.75	\$131,137.50
2	Remove concrete topping at all unit balconies, exterior corridors, and landings. Does not include ground level.	13,450	SF	\$4.12	\$55,414.00
3	Install waterproofing system, turn up the waterproofing 4 inches at the walls at all unit balconies, exterior corridors, and landings. Include removal and replacement of the 6" stucco at wall/deck connection, modification of slope to ensure positive drainage, and water test to evaluate integrity of waterproofing installation in this line item .	13,450	SF	\$31.59	\$424,885.50
4	Install new concrete topping slab with two (2) coats of concrete sealer at all unit balconies, exterior corridors, and landings.	13,450	SF	\$18.69	251,380.50

Audubon Villas at Hunter's Creek Condominium – Buildings 12 through 16
Bid Package

III	Column/Posts Chase (Stucco) Repairs				
1	Exterior stucco removal at the column/posts chase along exterior corridors, balconies and landings.	15,125	SF	\$3.06	\$46,283.50
2	Exterior stucco standard installation, 3-coat process per ASTM C926, nominal 7/8" thickness.	15,125	SF	\$14.12	\$213,565.00
IV	Exterior Façade (Stucco) Repairs				
1	Exterior stucco removal & replacement at the exterior façade (standard installation, 3-coat process per ASTM C926, nominal 7/8" thickness). For reference each building has approximately 13,500 SF of stucco painted surfaces.	TBD	SF	\$17.18	\$17.18
2	Exterior stucco cracks (rout and seal). Remove paint within 2" of crack (each side) and blend repair mortar to match texture as much as reasonably possible.	TBD	LF	\$17.68	\$17.68
3	Replace deteriorated sealants at Control Joints and Expansion Joints with approved material.	TBD	LF	4.81	\$4.81
V	Painting of Repair Areas				
1	Painting of all repaired exterior façade walls and ceilings. Includes surface preparation. Includes all stucco finishes affected by the repairs. Interior areas not included.	TBD	SF	\$1.71	\$1.71
2	Painting of all railings, vents, scuppers, louvers, unit front doors, balcony storage room doors, mechanical room doors, and all other service doors and frames affected by the repairs. Includes surface preparation. Interior areas not included.	TBD	SF	\$5.43	\$5.43
3	Remove and replace sealant around fenestrations (windows, door, etc.) prior to painting. Includes cutting a 1/4" rake joint between fenestration frames and stucco.	TBD	LF	\$6.79	\$6.79
		TOTAL	\$ 1,122,772.91		

Audubon Villas at Hunter's Creek Condominium – Buildings 12 through 16
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	\$138,972.94	\$138,972.94	
Mobilization and Demobilization	1	LS	\$20,000.00	\$20,000.00	
Shoring	1	LS	\$3,195.00	\$3,195.00	
Permit	1	LS	\$10,707.85	\$10,707.85	
Performance and Payment Bonds	1	LS	N/A	N/A	
Grand Total \$ 1,295,648.70					
Project Duration (Days) 186					

ADDITIONS TO REPAIR SPECIFICATIONS					
Item	Description of Work	Quantity	Unit	Unit Cost	Total
Ad1	Beam removal and replacement as needed	TBD	LF	\$23.81	\$23.81
Ad2	Joist removal and replacement as needed	TBD	LF	\$9.66	\$9.66
Ad3	Remove and Reinstall Guard Rails	TBD	LF	\$23.50	\$23.50
Ad4	Scaffold 1/2 of building surface area	LOT		\$113,161.80	\$113,161.80
Ad5					
Ad6					



Dueall Construction

11849 S Us Highway 41 • Gibsonton, FL 33534-5505 • Phone: 9413344459

AUDUBON VILLAS BUILDINGS 12 THROUGH 16

Job Address:

Fairway Island Drive
Orlando, FL 32837

Print Date: 10-6-2025

Proposal for AUDUBON VILLAS BUILDINGS 12 THROUGH 16

Dueall Construction is excited to provide a response to your request for proposal concerning "AUDUBON VILLAS AT HUNTER'S CREEK CONDOMINIUM BUILDINGS 12-16".

Items	Description	Price
Repair Specifications	Work as described in the project documents	\$1,122,772.91
General Conditions	Supervision and site requirements	\$138,972.94
Mobilization and Demobilization	General costs to begin construction	\$20,000.00
Shoring	Rental, Labor, Material costs for shoring.	\$3,195.00
Permits	Permit Fees	\$10,707.85

Total Cost: \$1,295,648.70

Assumptions and clarifications

1. For the water testing required, our price includes a basic hose spray test only (spray and observe, non-ASTM). Owner/Client to provide on-site water access (operable hose bibs/spigots and water supply). Any ASTM/forensic testing (e.g., E1105/E2128), temporary water supply, special containment, or extended monitoring is excluded and can be added by change order if required.
2. Our price includes the permitting items listed herein. Any unforeseen or additional fees/assessments imposed by the building department are excluded and, if required, will be addressed via change order.
 - a. Building Permit
 - b. Fire Rescue Plan Review/ Permit
 - c. State Surcharge

- d. Jurisdiction
 - e. Scope covered - Removal and replacement of stucco, exterior drywall, and wall sheathing, as well as structural 2×6 wall framing, 2×8 joists, 2×12 beams, and the balcony topping.
 - f. Excludes: Asbestos fees, site/civil fees, County utilities fees, Notice of Commencement recording not included
3. Our price includes one (1) working day of concrete pump truck service per building (single mobilization with operator). We anticipate the placement will be completed within that day. Any pump time beyond one working day, additional mobilizations, or standby caused by site conditions/scheduling will be billed as a Change Order.
 4. Dueall Construction will perform concrete demolition/placement at unit entry walks/landings per the project schedule. All resident/unit access scheduling—including notifications, temporary relocations, and coordinating access windows—is the responsibility of the Property Management team.
 5. Dueall Construction's General conditions price includes up to 6,750 square feet of scaffolding per building (erection, maintenance, and dismantle).
 6. The quoted Shoring price covers shoring of all balconies for a total duration of up to 7 months, performed by floor in sequence:
 7. Structural scope Item #4 has been split into two separate line items, as detailed in the “addition to the repair specifications”, to accurately price the scope components (materials, hardware/straps, labor, and access conditions) associated with each.
 8. Proposal anticipates continuous access to the site for 7 months without interruption. Additional mobilizations will result in increased costs. Working hours are anticipated to be 8AM through 5PM Monday through Friday. No weekend or evening work is included in this proposal.
 9. All bid items exclude General Conditions and Scaffolding costs.
 10. Contractor is not responsible for any landscaping.
 11. Contractor will not be responsible for any additional engineering costs needed for completion of project.
 12. All power and water will be supplied by the Owner.
 13. Owner to provide designated area for storage of equipment and materials,
 14. The contractor will not be responsible for asbestos or hazardous material requirements (surveys, reports, special permits, fees, etc.)
 15. No hazardous materials removal or disturbance is anticipated in this proposal.
 16. Contractor will not be responsible for costs incurred w/ unforeseen conditions incurred during construction.
 17. Not responsible for corroded and/or damaged reused material.
 18. Engineering documents required for permitting are not included in this proposal.
 19. Structural scope Item #5 pricing is based on 10 LF of removal and replacement so that we can accurately include required straps, connectors, and fasteners per plans/engineering.

I confirm that my action here represents my electronic signature and is binding.

Signature: _____

Date: _____

Print Name: _____



CONSTRUCTION

Audubon Villas at Hunter's Creek Exterior Façade and Decking Areas Restoration at Building 12,13,14,15,16



GENERAL CONTRACTOR SERVICES PROPOSAL

Project Address: Fairways Island Drive, Orlando, Florida 32837

10/06/2025

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 trusted general contractor with over 30 years of experience in multifamily rehabilitation, mixed-use commercial builds, and land development. We specialize in complex structures and multi-stakeholder coordination, delivering durable, high-quality projects ranging from minor repairs to \$50MM restorations. Our work reflects precision, budget discipline, and a commitment to safety and resilience.

State of Florida License Number: CGC 1532020

Years in Business: 8 in Florida, 33 years in Oregon



Karl Ivanov
President/Founder
I&E Construction

As President, Karl sets the company's overall strategic direction, overseeing division leaders and managing client relationships. Karl founded I&E in 1992 with a vision to provide clients with the highest level of service, hire the most talented builders, and grow the business organically over time. Karl has over 30 years of construction

experience, with a high focus on multi-family projects and large-scale rehabilitations. I&E started developing land in the early 2000s, developing over 3,000 multi-family units and 2,500 single-family lots, retail, and groceries. In 2016 I&E Construction expanded to Florida to focus on the growing needs of communities involved in construction defect litigation.

I&E CONSTRUCTION

6565 Hazeltine National Drive #10, Orlando, FL 32822

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

CGC 1532020

B. FLORIDA MANAGEMENT



Vasily Shadrin
General Manager

Vasily Shadrin joined I&E Construction's Florida operations in 2021, bringing extensive experience in project management and team leadership. He oversees key multifamily rehabilitation projects such as Georgetown Townhomes, Towns of Western Bay, and Heritage Commons. Vasily is responsible for ensuring that each project is delivered on time, within budget, and to the highest standards of quality and client satisfaction. His proactive leadership style, attention to detail, and commitment to excellence make him an essential part of I&E's Florida Division.

C. PROJECT STAFFING

At I&E Construction, each project is managed by a dedicated team consisting of a project manager and a site superintendent. The project manager oversees scheduling and budgeting, while the superintendent handles day-to-day site operations and client communication.

Our superintendents take full ownership of their projects. They are the first to arrive and the last to leave each day, ensuring consistent oversight and attention to detail. Each superintendent is assigned to only one project at a time, allowing for complete focus and accountability. We've found that home-owner communication is most effective when handled by the superintendent, who possesses in-depth knowledge of the project and is present on-site full-time.

Superintendents are generally available after hours and remain closely involved throughout the project lifecycle. In the event of an emergency, our dedicated service staff is available 24/7 to provide immediate support.

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

AUDUBON VILLAS CONDOMINIUM - REPAIR SPECIFICATIONS					
Item	Description of Work	Quantity	Unit	Unit Cost	Total
I	Structural				
1	Wall sheathing repairs and replacement as needed.	TBD	SF	\$8	
2	Wall framing members repairs and replacement as needed.	TBD	LF	\$15	
3	Balcony deck sheathing repairs and replacement as needed.	TBD	SF	\$12	
4	Joists and beams removal and replacement as needed.	TBD	LF	\$15	
II	Balcony, Exterior corridor, and Landing Restoration				
1	Remove and replace all existing ceiling finishes at all unit balconies, exterior corridors, and landings. Replacement of ceiling finishes to occur after completion of Balcony and Exterior corridor Restoration.	13,450	SF		\$312,283.08
2	Remove concrete topping at all unit balconies, exterior corridors, and landings. Does not include ground level.	13,450	SF		\$370,471.44
3	Install waterproofing system, turn up the waterproofing 4 inches at the walls at all unit balconies, exterior corridors, and landings. Include removal and replacement of the 6" stucco at wall/deck connection, modification of slope to ensure positive drainage, and water test to evaluate integrity of waterproofing installation in this line item .	13,450	SF		\$519,156.11
4	Install new concrete topping slab with two (2) coats of concrete sealer at all unit balconies, exterior corridors, and landings.	13,450	SF		\$385,149.13

II	Column/Posts Chase (Stucco) Repairs				
1	Exterior stucco removal at the column/posts chase along exterior corridors, balconies and landings.	15,125	SF		\$43,727.37
2	Exterior stucco standard installation, 3-coat process per ASTM C926, nominal 7/8" thickness.	15,125	SF		\$468,231.14
III	Exterior Façade (Stucco) Repairs				
1	Exterior stucco removal & replacement at the exterior façade (standard installation, 3-coat process per ASTM C926, nominal 7/8" thickness). For reference each building has approximately 13,500 SF of stucco painted surfaces.	TBD	SF	\$30	
2	Exterior stucco cracks (rout and seal). Remove paint within 2" of crack (each side) and blend repair mortar to match texture as much as reasonably possible.	TBD	LF	\$24	
3	Replace deteriorated sealants at Control Joints and Expansion Joints with approved material.	TBD	LF	\$3	
IV	Painting of Repair Areas				
1	Painting of all repaired exterior façade walls and ceilings. Includes surface preparation. Includes all stucco finishes affected by the repairs. Interior areas not included.	5	Buildings		\$340,531.73
2	Painting of all railings, vents, scuppers, louvers, unit front doors, balcony storage room doors, mechanical room doors, and all other service doors and frames affected by the repairs. Includes surface preparation. Interior areas not included.	TBD	LF	\$3	
3	Remove and replace sealant around fenestrations (windows, door, etc.) prior to painting. Includes cutting a 1/4" rake joint between fenestration frames and stucco.	TBD	LF	\$3	
				TOTAL	\$2,439,550

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		\$307,296	
Mobilization and Demobilization	1	LS		included	
Shoring (allowance) 10 walkways, 60 landing balconies	1	LS		\$129,300	
Permit(allowance)	1	LS		\$15,270	
Engineering shoring Drawings(allowance) 10 walkways, 20 landings/balconies	1	LS		\$37,800	
		Grand Total \$ \$2,990,416			
		Project Duration (Days)			365 days

ADDITIONS TO REPAIR SPECIFICATIONS					
Item	Description of Work	Quantity	Unit	Unit Cost	Total
Ad1	Engineering Drawings – Walkway	1	EA	\$3,900	
Ad2	Engineering Drawings – Landings/Balconies	1	EA	\$3,900	
Ad3	Shoring whole walkway	1	EA	\$5,478	
Ad4	Shoring at Landings, Balcony areas	1	EA	\$1,242	
Ad5					

SECTION 1: GENERAL

This proposal outlines the scope of work for exterior façade, deck replacement at residential balconies, exterior corridors and landings, and structural components of Building 12,13,14,15, and 16 at Audubon Villas. All quantities and pricing are final. Allowances have been included and serve as estimated placeholders to ensure the budget reflects anticipated costs and will be adjusted once actual selections and pricing are confirmed.

It is common to use allowances as place holders for dollars when specific products are not known or information or pricing is not available within the time frame required to submit the proposal. Upon receipt of additional information, specifications, or specific pricing, the proposal will be adjusted accordingly to reflect the new information and changes.

Any items missing from the drawing set or report are specifically excluded. Any items not completely defined are contractor-designed.

It is assumed that all work can be performed during regular business hours, 8 AM to 5 PM (Monday-Friday) Friday. Off shift, weekend, and overtime work have not been priced for this project.

SECTION 2: BID DOCUMENTS

- The estimate is based on site walkthrough and bid package provided by NV5.
- Any other scope of work will be performed on a time & materials basis, or via change order.

SECTION 3: SCHEDULE

- The estimated schedule for completion is +/- 12 months from written notice to proceed and or signed contract.
- Compression or extension of this project schedule may result in additional labor costs, supervision, and general conditions.

SECTION 4: GENERAL CONDITIONS

The proposed work includes the following:

- Mobilization
- Project management and project administrator
- Site supervision and Safety
- Material handling
- Temporary protection
- General (progressive) daily clean-up
- Haul and dump fees
- Temporary fence

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SECTION 5: SCOPE OF WORK

The proposed work includes the following:

1. Demolition & Inspection

- Remove underside ceilings at walkways, landings, and rear balconies.
- Engineer to inspect exposed framing before coating/floor finish removal.

2. Shoring & Scaffolding

- Provide Engineering shoring plans for all areas indicated by EOR.
- Shore all locations indicated by EOR.
- Set scaffoldings at area designated to work (as needed).

3. Surface Removal

- Remove and secure all guardrails.
- Remove existing coatings and concrete topping floor finishes at walkways, landings, and rear balconies.

4. Decking

- Engineer to inspect framing before installation.
- Framing replacement to be addressed to change order.
- Install new decking APA rated plywood, minimum 23/32", Exposure 1, Structural 1 and 32/16 span rating.
- According Fastening according to Florida Building Code.
- Substrate must be sloped to 1/8" per foot - 2% min. to edge.
- Where needed seal plywood joints with Sikaflex® HY 100
- Engineer to inspect deck before waterproofing.

5. Waterproofing

- Cut 6" stucco at wall deck to wall at wall working areas.
- Install proper flashing at required working areas.
- Use Sikalastic® HLM 5000 R as waterproofing membrane.
- Install Sika® Drainage Mat 1000 secured with SikaFlex® 11FC for preventing shifting during concrete placement.
- Perform water tests to verify waterproofing.

6. Horizontal Finishes

- Pour new concrete topping slab 3000 PSI, with 5 inches slump and 4.5% air entrainment.
- Use every 10'-0" max control joint.
- Apply over new concrete topping two coats of sealer.
- Install new underside ceiling finishes.

7. Column/Posts Chase (Stucco) Repairs

- Remove all stucco finishes surrounding column/post chases located at balconies, exterior corridors, and landings. Refer to Work Areas sheets in the Repair Drawings.
- Evaluate exposed areas after stucco removal. Correct deficiencies such as damaged sheathing and framing.
- Install Water Resistive Barrier (WRB) over sheathing per ASTM C1063 and ASTM E2556 specifications.
- Use Dupont Tyvek Commercial Wrap WRB or approved equal.

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- Install paper-backed lath in compliance with ASTM C1063. Use Amico Paper Backed Lath or approved equal.
- Install stucco accessories including casing beads and control/expansion joints per ASTM C1063.
- Replace control/expansion joints, shingle-lap WRB, and cure stucco per Product Data Sheet (PDS).
- Apply Amerimix Scratch & Brown Stucco – AMX 730 SB or approved equal.
- Perform adhesion mockups where coatings will be applied over new stucco.
- Replace stucco finishes only after waterproofing of adjoining deck has been completed.

8. Exterior Façade (Stucco) Repairs

- Remove and replace delaminated, debonded, bulging, or corrosion-stained stucco finishes.
- Work locations include exterior façade walls and ceilings, balcony walls, and balcony ceilings.
- Locations to be marked by Engineer during initial evaluation.
- Evaluate exposed areas after stucco removal. Correct deficiencies such as damaged sheathing and framing.
- Install Water Resistive Barrier (WRB) over sheathing per ASTM C1063 and ASTM E2556 specifications. Use Dupont Tyvek Commercial Wrap WRB or approved equal.
- Install paper-backed lath in compliance with ASTM C1063. Use Amico Paper Backed Lath or approved equal.
- Install stucco accessories including casing beads and control/expansion joints per ASTM C1063.
- Replace control/expansion joints, shingle-lap WRB, and cure stucco per Product Data Sheet (PDS).
- Apply Amerimix Scratch & Brown Stucco – AMX 730 SB or approved equal.
- Perform adhesion mockups where coatings will be applied over new stucco.
- Seal all stucco cracks.
- Install construction joints and reveals to match existing conditions.
- Remove and replace all sealants within existing control joints.

9. Painting of Repair Areas

- Clean all repaired surfaces thoroughly per manufacturer's recommendations.
- For stucco surfaces:
 1. Identify and repair cracks per manufacturer's recommendations.
 2. Apply Loxon Conditioner (LX03-100) primer within 48 hours of cleaning.
 3. Apply two coats of Loxon XP Satin (LX21 Series) finish and intermediate coat.
- For new stucco, primer is not required—apply two coats of paint directly.
- For exterior ceiling surfaces:
 1. Clean all areas thoroughly.
 2. Prime all stains using ProBlock Latex Primer B51 Series.
 3. Apply SuperPaint Exterior Acrylic Satin (A89 Series).
- For sealant joints at dissimilar materials:
 1. Use Sherwin-Williams LOXON H1 One Component Low Modulus Sealant.
- Apply caulk and sealants uniformly without skips, voids, or sags. Tool bead to a consistent, smooth surface.

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 owners, who are 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.
- 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 framing and sheathing replacement to be addressed to change order.
- All windows and doors at working areas will be flashed in place.
- Based Bid included shoring at 10 walk areas, and 60 locations at rear balconies, front, or side landings. Any additional shoring to be address to unit price.
- Engineering shoring plans for 10 walk areas, and 20 locations at rear balconies, front and side landings to be addressed to Allowances.
- Based bid included full repaint of Buildings 12,13,14,15,16.
- Proposal is based on quantities provided in bid form. Any additional work to addressed to change order.
- 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, 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.
- Wrap and Umbrella Insurance Policies.
- Liquidated Damages.
- Professional Window Cleaning.
- Landscaping.
- 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.

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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.

IV. CERTIFICATE OF INSURANCE

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
Zarosinski-Leavitt Ins Agency of Oregon, Inc
Leavitt Group of Portland
8285 SW Nimbus Ave, Ste 120
Beaverton

OR 97008

INSURED
Integrity & Excellence Construction, Inc & or I&E Construction Inc
6565 Hazelton National Drive, Suite 10

Orlando FL 32822

CONTACT NAME:	Guadalupe Martinez Luna
PHONE (A/C No. Ext):	(503) 639-4220
FAX (A/C, No):	(503) 639-4449
EMAIL ADDRESS:	gmartinezluna@leavitt.com
INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Upland Specialty Insurance Company	16988
INSURER B : Middlesex Insurance Company	23434
INSURER C : Zurich American Insurance Co	16535
INSURER D :	
INSURER E :	
INSURER F :	

COVERS **CERTIFICATE NUMBER:** 24-25 GL/AL/WC/JM **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	ADD'L/SUB/R INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> <input type="checkbox"/> GENL AGGREGATE LIMIT APPLIES PER: POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:	<input type="checkbox"/>	USPCL0133124	02/20/2024	02/20/2025	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ex occurrence) \$ 100,000 MED EXP (Any one person) \$ Excluded PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 Employee Benefits \$ 1,000,000 COLLISION SINGLE LIMIT (Ex accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (\$ Per accident) \$ \$
B	 <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY	<input type="checkbox"/>	A0171517001	03/24/2024	03/24/2025	 \$
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$	<input type="checkbox"/>	A0171517005	03/24/2024	03/24/2025	EACH OCCURRENCE \$ 2,000,000 AGGREGATE \$ 2,000,000 \$
C	 <input type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY <input type="checkbox"/> ANY PROPRIETOR/PARTNER/EXECUTIVE OF/OWNER/ MEMBER EXCLUDED? (Managerial or Not) If yes, describe under DESCRIPTION OF OPERATIONS below	<input type="checkbox"/> Y/N <input checked="" type="checkbox"/> Y <input type="checkbox"/> N/A	WC-1121378-07	12/01/2024	12/01/2025	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> 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
B	Leased/Rented Equipment		A0171517003	03/24/2024	03/24/2025	LIMIT \$200,000 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 a/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

CANCELLATION

City of Orlando 400 South Orange Avenue Orlando FL 32801	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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ACORD 25 (2016/03)

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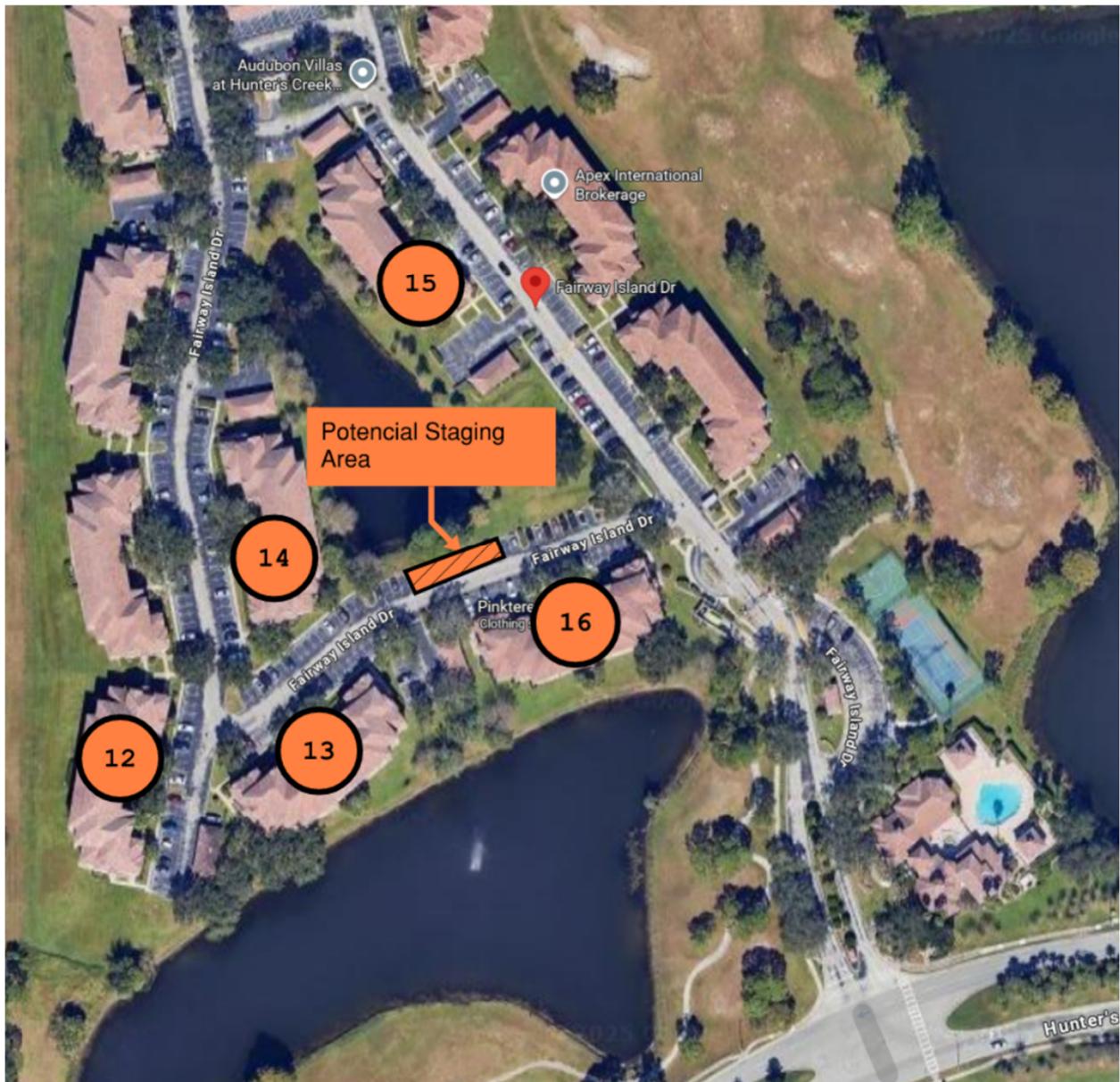
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V. PROJECT ACCESS, COMMUNICATION & SAFETY

A. SITE MAP (Potential Staging Area)



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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 - Construction personnel will have access to common areas Monday through Friday between the hours of 7 am and 5 pm. 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 the hours of 8 am and 5 pm.

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:

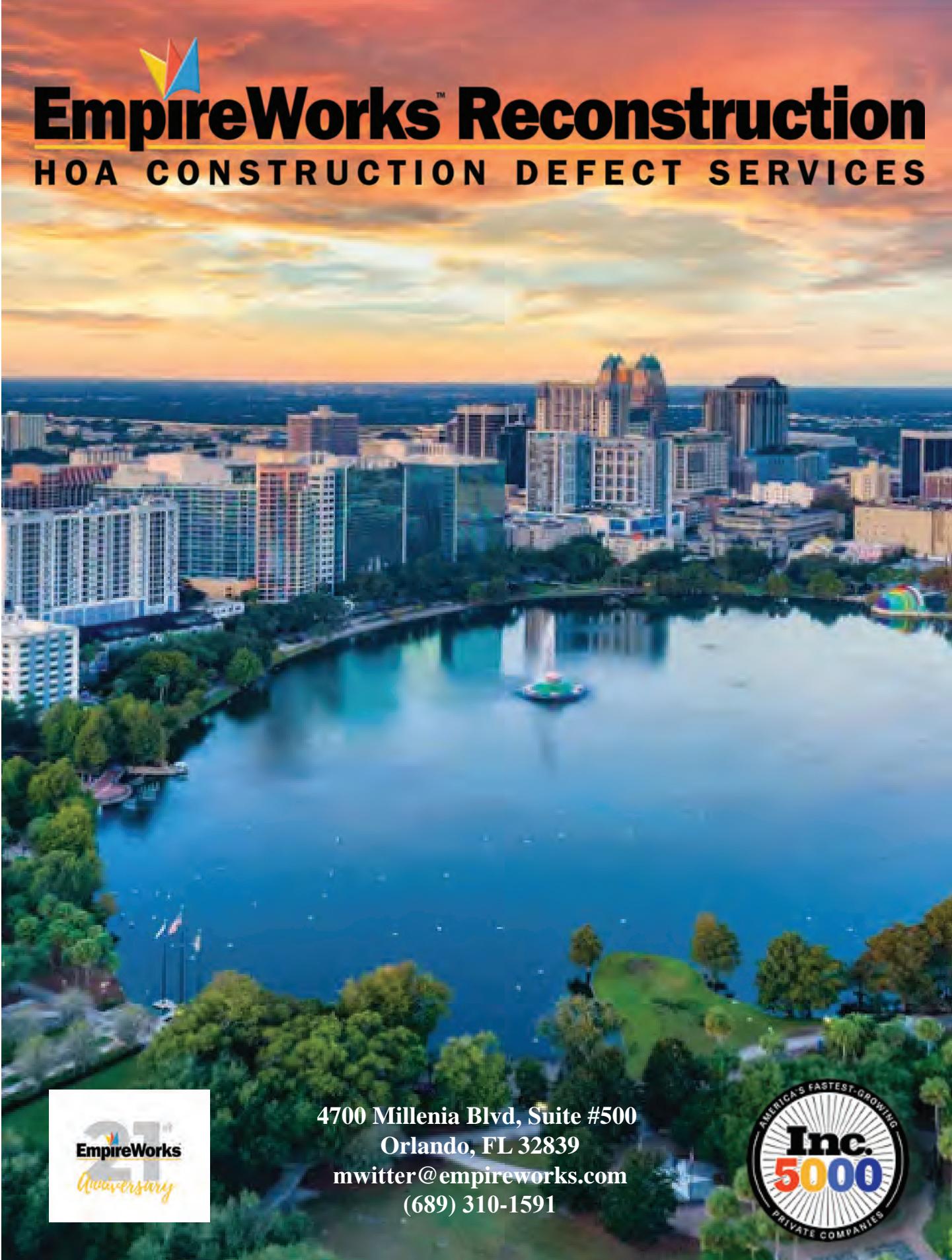
This Bid Proposal is valid for 30 days. If it becomes necessary for the Owner to extend the price hold, this can be accomplished by issuing a written notice to the contract. Thank you for the opportunity to serve. We look forward to working with you.



Ion Popcov

Estimator, Florida Division

I&E Construction, Inc.



EmpireWorksTM Reconstruction

HOA CONSTRUCTION DEFECT SERVICES



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- Exterior Coatings
- Corroded Rebar &
- Post-Tension Cable Repair



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- info@empireworks.com
- empireworks.com



EMPORL, LLC dba EmpireWorks
4700 Millenia Blvd, Suite 500
Orlando, FL 32839
Phone: (888) 278-8200
License Number: CGC057803



EPA Cert #: NAT-F182408-1

Reconstruction and Paint Contract

Primary Contact: Mike Witter • 689-310-1591 • mwitter@empireworks.com

Project Information

Audubon Villas
14111 Fairway Island Dr
Orlando, FL 32837

Client Information

Client: Saribel Garcia
Email: garcia@nv5.com

NV5

6200 Lee Vista Blvd Suite 400
Orlando, FL 32822

Contract Number: 2052648-Rev. 1

Contract Date: October 6, 2025

General Scope of Work Summary:

Please see attached Proposal Forms for stucco repairs and painting at Audubon Villas.

Total Investment Building 10 = \$550,398.68

Total Investment Buildings 12 Through 16 = \$2,151,936.82

Total Investment Buildings 10, 12 Through 16 = \$2,702,335.50

Special Conditions and Considerations: The Scope of Work proposed is based on a visual inspection from ground-level only. No ladders or aerial lifts were used to conduct the inspection upon which this Contract is based. While performing this Contract, should EmpireWorks discover additional damaged building elements that were not apparent during the ground-level visual inspection, and need to be removed and replaced, EmpireWorks will notify Owner of the additional work and any charge associated with completing the additional work. Should Owner decide not to have EmpireWorks perform the additional work, Owner understands that the failure to perform the additional work may void the warranty.

- Notification is provided for residents, tenants and management via posted notices on doors, garages and kiosks.
- Custom fliers are available. All notices include our Customer Service Hotline.
- Paint will be supplied by Paint Vendor. Products to be used are specified in the General Scope of Work.
- Colors for project are to remain the same or similar to existing color scheme unless otherwise indicated in the General Scope of work.
- Approximate number of days (weather permitting) is See Proposal Forms.
- Color samples up to 1 gallon(s) are included free of charge.
- Our field staff will be uniformed in EmpireWorks shirts.
- Deposit: 10% of the Contract Price is due upon Contract acceptance.

Excluded Items: Any item not included in the areas specified in the Removal and Replacement Description:

Any and All Elements or Options not included in this contract.

Audubon Villas at Hunter's Creek Condominium – Buildings 10
Bid Package

Proposal Submission

AUDUBON VILLAS CONDOMINIUM - REPAIR SPECIFICATIONS

Item	Description of Work	Quantity	Unit	Unit Cost	Total
I	Structural				
1	Wall sheathing repairs and replacement as needed.	TBD	SF	\$ 5.80	
2	Wall framing members repairs and replacement as needed.	TBD	LF	\$ 15.97	
3	Balcony deck sheathing repairs and replacement as needed.	TBD	SF	\$ 7.74	
4	Joists and beams removal and replacement as needed.	TBD	LF	\$ 255.02	
II	Balcony, Exterior corridor, and Landing Restoration				
1	Remove and replace all existing ceiling finishes at all unit balconies, exterior corridors, and landings. Replacement of ceiling finishes to occur after completion of Balcony and Exterior corridor Restoration.	2,960	SF	\$ 23.66	\$ 70,026.29
2	Remove concrete topping at all unit balconies, exterior corridors, and landings. Does not include ground level.	2,960	SF	\$ 12.78	\$ 37,835.76
3	Install waterproofing system, turn up the waterproofing 4 inches at the walls at all unit balconies, exterior corridors, and landings. Include removal and replacement of the 6" stucco at wall/deck connection, modification of slope to ensure positive drainage, and water test to evaluate integrity of waterproofing installation in this line item .	2,960	SF	\$ 33.38	\$ 98,810.27
4	Install new concrete topping slab with two (2) coats of concrete sealer at all unit balconies, exterior corridors, and landings.	2,960	SF	\$ 23.18	\$ 68,623.67

Audubon Villas at Hunter's Creek Condominium – Buildings 10
Bid Package

III	Column/Posts Chase (Stucco) Repairs					
1	Exterior stucco removal at the column/posts chase along exterior corridors, balconies and landings.	3,025	SF	\$ 6.52	\$ 19,723.51	
2	Exterior stucco standard installation, 3-coat process per ASTM C926, nominal 7/8" thickness.	3,025	SF	\$ 23.91	\$ 72,321.47	
IV	Exterior Façade (Stucco) Repairs					
1	Exterior stucco removal & replacement at the exterior façade (standard installation, 3-coat process per ASTM C926, nominal 7/8" thickness). For reference each building has approximately 13,500 SF of stucco painted surfaces.	TBD	SF	\$ 24.63		
2	Exterior stucco cracks (rout and seal). Remove paint within 2" of crack (each side) and blend repair mortar to match texture as much as reasonably possible.	TBD	LF	\$ 9.06		
3	Replace deteriorated sealants at Control Joints and Expansion Joints with approved material.	TBD	LF	\$ 4.35		
V	Painting of Repair Areas					
1	Painting of all repaired exterior façade walls and ceilings. Includes surface preparation. Includes all stucco finishes affected by the repairs. Interior areas not included.	TBD	SF	\$ 2.47		
2	Painting of all railings, vents, scuppers, louvers, unit front doors, balcony storage room doors, mechanical room doors, and all other service doors and frames affected by the repairs. Includes surface preparation. Interior areas not included.	TBD	SF			
3	Remove and replace sealant around fenestrations (windows, door, etc.) prior to painting. Includes cutting a ¼" rake joint between fenestration frames and stucco.	2116	LF	\$ 5.80	\$ 12,264.16	
		TOTAL		\$ 379,605.12		

Audubon Villas at Hunter's Creek Condominium – Buildings 10
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		\$ 141,813.97	25.8%	
Mobilization and Demobilization	1	LS		\$ 2,535.71	0.5%	
Shoring - Engineering allowance only. See below Ad3	1	LS		\$ 14,489.80	2.6%	
Permits - to be pulled at COST and reimbursed	1	LS		\$ -	0.0%	
Performance and Payment Bonds	1	LS		\$ 11,954.08	2.2%	
Grand Total						\$ 550,398.68
Project Duration (Days)						60

ADDITIONS TO REPAIR SPECIFICATIONS

Item	Description of Work	Quantity	Unit	Unit Cost	Total
Ad1	Scaffolding Note: Scaffolding is included for access to decks and for column repairs only. All other scaffolding to be charged at \$3.26 per sqft.	1	SF	\$ 3.26	
Ad2	Painting: EmpireWorks quote for painting includes 2 full coats at 85 sqft per gallon per coat for a 10-year manufacturer's "waterproof" warranty.				
Ad3	Shoring: Add for walkway or balcony shoring per location: (Set-up. Takedown, 1 month Rental)	1	ea	\$ 1,667.78	
Ad4	Hourly rate and markup percentage: labor and material rate for paint - quantity 1 - unit HR \$65 + 20% markup on Materials				
Ad5					
Ad6					

Audubon Villas at Hunter's Creek Condominium – Buildings 12 through 16
Bid Package

Proposal Submission

AUDUBON VILLAS CONDOMINIUM - REPAIR SPECIFICATIONS

Item	Description of Work	Quantity	Unit	Unit Cost	Total
I	Structural				
1	Wall sheathing repairs and replacement as needed.	TBD	SF	\$ 5.80	
2	Wall framing members repairs and replacement as needed.	TBD	LF	\$ 15.97	
3	Balcony deck sheathing repairs and replacement as needed.	TBD	SF	\$ 7.74	
4	Joists and beams removal and replacement as needed.	TBD	LF	\$ 255.02	
5	Balcony wood column removal and replacement as needed.	TBD	LF	\$ 996.90	
II	Balcony, Exterior corridor, and Landing Restoration				
1	Remove and replace all existing ceiling finishes at all unit balconies, exterior corridors, and landings. Replacement of ceiling finishes to occur after completion of Balcony and Exterior corridor Restoration.	13,450	SF	\$ 23.78	\$ 319,811.53
2	Remove concrete topping at all unit balconies, exterior corridors, and landings. Does not include ground level.	13,450	SF	\$ 13.48	\$ 181,354.29
3	Install waterproofing system, turn up the waterproofing 4 inches at the walls at all unit balconies, exterior corridors, and landings. Include removal and replacement of the 6" stucco at wall/deck connection, modification of slope to ensure positive drainage, and water test to evaluate integrity of waterproofing installation in this line item .	13,450	SF	\$ 34.26	\$ 460,797.24
4	Install new concrete topping slab with two (2) coats of concrete sealer at all unit balconies, exterior corridors, and landings.	13,450	SF	\$ 24.50	\$ 329,555.92

Audubon Villas at Hunter's Creek Condominium – Buildings 12 through 16
Bid Package

III	Column/Posts Chase (Stucco) Repairs					
1	Exterior stucco removal at the column/posts chase along exterior corridors, balconies and landings.	15,125	SF	\$ 6.52	\$ 98,617.55	
2	Exterior stucco standard installation, 3-coat process per ASTM C926, nominal 7/8" thickness.	15,125	SF	\$ 23.91	\$ 361,607.35	
IV	Exterior Façade (Stucco) Repairs					
1	Exterior stucco removal & replacement at the exterior façade (standard installation, 3-coat process per ASTM C926, nominal 7/8" thickness). For reference each building has approximately 13,500 SF of stucco painted surfaces.	TBD	SF	\$ 24.63		
2	Exterior stucco cracks (rout and seal). Remove paint within 2" of crack (each side) and blend repair mortar to match texture as much as reasonably possible.	TBD	LF	\$ 9.06		
3	Replace deteriorated sealants at Control Joints and Expansion Joints with approved material.	TBD	LF	\$ 4.35		
V	Painting of Repair Areas					
1	Painting of all repaired exterior façade walls and ceilings. Includes surface preparation. Includes all stucco finishes affected by the repairs. Interior areas not included.	TBD	SF	\$ 2.47		
2	Painting of all railings, vents, scuppers, louvers, unit front doors, balcony storage room doors, mechanical room doors, and all other service doors and frames affected by the repairs. Includes surface preparation. Interior areas not included.	TBD	SF			
3	Remove and replace sealant around fenestrations (windows, door, etc.) prior to painting. Includes cutting a ¼" rake joint between fenestration frames and stucco.	10580	LF	\$ -		
		TOTAL		\$	1,751,743.88	

Audubon Villas at Hunter's Creek Condominium – Buildings 12 through 16
 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		\$ 333,902.13	15.5%
Mobilization and Demobilization	1	LS		\$ 2,535.71	0.1%
Shoring - Engineering allowance only. See below bid	1	LS		\$ 14,489.80	0.7%
Permit	1	LS		\$ -	0.0%
Performance and Payment Bonds	1	LS		\$ 49,265.31	2.3%
Grand Total \$ 2,151,936.82					
Project Duration (Days) 180					

ADDITIONS TO REPAIR SPECIFICATIONS

Item	Description of Work	Quantity	Unit	Unit Cost	Total
Ad1	Scaffolding Note: Scaffolding is included for access to decks and for column repairs only. All other scaffolding to be charged at \$3.26 per sqft.	1	SF	\$ 3.26	
Ad2	Painting: EmpireWorks quote for painting includes 2 full coats at 85 sqft per gallon per coat for a 10-year manufacturer's "waterproof" warranty.				
Ad3	Shoring: Add for walkway or balcony shoring per location: (Set-up. Takedown, 1 month Rental)	1	ea	\$ 1,667.78	
Ad4	Hourly rate and markup percentage: labor and material rate for paint - quantity 1 - unit HR \$65 + 20% markup on Materials				
Ad5					
Ad6					

PREPARATION PROCESS

ALL SURFACES TO BE PAINTED	Mechanically high-pressure water wash surfaces specified for painting to remove dirt, dust, efflorescence, contaminants, and peeling paint. Allow surfaces to dry completely prior to application of patching materials or prime/finish coats. If water access is not available (such as at perimeter fencing) the areas specified for painting will be hand washed.
CRACK AND HOLE REPAIR FOR MASONRY AND STUCCO	Fill hairline cracks with paint. Fill 1/16" – 1/4" cracks with a suitable caulking compound. Cracks larger than 1/4" are outside the scope of this Contract unless otherwise specified. EmpireWorks will patch holes up to 6" diameter in stucco or plaster with a stucco patching compound and will as reasonably possible blend in the compound with existing texture. Holes larger than 6" are outside the scope of this Contract unless otherwise specified. All concrete damage is outside the scope of this Contract unless otherwise specified.
EXISTING WOOD	Hand-scrape and wire-brush wood surfaces as needed to remove any loose or peeling paint. Thoroughly de-gloss existing glossy surfaces to be recoated by sanding to provide a clean, sound surface for application of the new paint coating system. Re-nail loose trim boards to a tight fit where possible. EmpireWorks will prime raw wood areas with an appropriate wood primer before application of the finish coat. If EmpireWorks is not performing your wood replacement, it is the Owner's duty to ensure that wood being replaced is primed on all six sides.
METAL	Remove rust, scale, loose and peeling paint, and other foreign matter by wire-brushing, scraping, and sanding as required. De-gloss previously enameled surfaces as necessary by sanding prior to priming and painting. Sand all remaining paint to a feather edge. Prime all raw metal areas with a rust-inhibitive primer before application of the finish coat.
NEWLY INSTALLED WOOD	Wood newly installed by EmpireWorks will be primed on ALL SIX SIDES prior to installation. All adjacent unprimed existing joints or cut ends will be primed. Galvanized nails will be used for exterior use only. Vertical joints where old fascia meets the replaced wood will be caulked.

EXCLUSIONS

The following are excluded from this Contract unless specifically included in the Scope of Work: previously unpainted areas, resident installed items, patio covers, trellises, curbing, parking space lines, roof jacks, vents, pipes, newly installed stucco, wood or metal that was not on the building(s) at the time of the estimate unless installed by EmpireWorks. Caulking is limited only to replacement of missing material, i.e. previously caulked areas in need of being re-caulked unless specifically included in the Scope of Work. Areas that have never been caulked will not be caulked unless specifically included in the Scope of Work.

CONTRACT TERMS & CONDITIONS

1. **COLORS:** This Contract is to paint the surfaces listed under the Scope of Work with similar colors as those which already exist on the surfaces to be painted. All color changes (e.g. a light color painted over a darker color or vice versa) are subject to additional labor and materials charges unless the color changes are specifically set forth under the Scope of Work. Accent colors made with DEEP "D" or NEUTRAL "N" bases, such as blue, red, green and yellow, will take multiple coats for proper coverage. Therefore, if a deep or neutral based accent color is selected, additional labor and material charges will apply unless specifically set forth under the Scope of Work. This Contract is for repainting the same number of existing colors on the building(s) unless additional colors are specified in the Scope of Work. If, after this Contract is accepted, additional colors are desired, a Change Order will be presented for the Owner's acceptance. All colors must be selected and approved by Owner within a reasonable time after the Contract is signed and prior to commencing project.
2. **LANDSCAPING:** EmpireWorks is not responsible for trimming or removal of trees and vegetation from or around surfaces to be painted or repaired. If EmpireWorks is unable to paint the surface behind any vegetation due to the vegetation's proximity to the surface, EmpireWorks will paint around the area as best as possible.
3. **SPRINKLERS and IRRIGATION EQUIPMENT:** Irrigation equipment that may come into contact and/or provide moisture to newly installed wood, stucco and/or metal surfaces must be shut down until the surfaces have been properly coated and allowed proper time to cure without the presence of moisture. EmpireWorks will provide Owner or Owner's representative with reasonable notice when the irrigation equipment must be shut down.
4. **ANTENNAS and SATELLITE DISHES:** Should it become necessary for EmpireWorks to remove and/or install any antennas, cooling or heating appliances or other equipment, EmpireWorks does not assume any responsibility for the performance of said equipment, whether or not such performance problems are the result of the negligent acts or omissions of EmpireWorks or its employees.
5. **SITE ACCESS AND RIGHTS OF WAY:** The Owner will provide, no later than the date provided by EmpireWorks, access to that portion of the property to which the Scope of Work is to be performed, and any other portions of the property designated herein for use by EmpireWorks. Owner will provide a suitable location for a storage container. Any delay in furnishing these areas will extend the time to complete the Scope of Work and entitle EmpireWorks to an adjustment in the Contract Price and time in which to complete the Contract.
6. **PERMITS, LICENSES, AND REGULATIONS:** Permits and licenses necessary to complete the Scope of Work agreed upon in this Contract will be obtained by EmpireWorks and reimbursed for by Owner. Owner agrees to assist EmpireWorks in obtaining such permits and licenses. Owner is responsible for all costs associated with obtaining permits including drawings and structural calculations.
7. **INSPECTION OF WORK:** Owner will provide a representative to visit and inspect the jobsite at regular intervals and as requested by EmpireWorks to confirm that the Scope of Work is being performed in a manner consistent with the Contract. Owner's failure to send a representative to inspect the work will be deemed a waiver of this provision.
 - 7.1. **FINAL WALK-THROUGH:** Within 15 days of completion of the Work, Owner and EmpireWorks will schedule a final walk-through. If Owner fails to attend the final walk-through, then the work will be presumed compliant with the terms of the Contract and final payment will immediately become due. Only touch-up work discussed during the final walk-through will be required to be completed; all other work not discussed during the final walk-through will be presumed satisfactory. Within 15 days of completion of the touch-up work, a new walk-through will be scheduled by Owner and EmpireWorks to review only those items which were required to be corrected under this section.
8. **CLEAN-UP:** Upon completion of each workday, all materials, supplies, debris and rubbish created by EmpireWorks will be reasonably removed; work spaces and storage areas will be left in a clean condition. Grounds will be left "broom clean."
9. **WORKMANSHIP & WARRANTY:** The Scope of Work will be performed in a manner consistent with manufacturer specifications and building codes. The warranty period will commence upon substantial completion according to the

specific Scope of Work on each building. This limited warranty is expressly conditioned on EmpireWorks having reasonable opportunity to inspect the alleged defect, and EmpireWorks receipt of payment in full pursuant to this Contract and any Change Orders signed thereafter.

9.1. CONSTRUCTION & REPAIR WARRANTY:

Warranty	Warranty Period
Workmanship	5 Years
Materials	5 Years

EmpireWorks will guarantee workmanship and materials for the period stated above. Owner must provide EmpireWorks with written notice of all work it would like EmpireWorks to warranty within 30 days after discovery of a potential warrantable issue. EmpireWorks will then evaluate the warranty claim, and all valid warranty claims will be corrected within a reasonable timeline. In the event re-painting is required to resolve a warranty claim, EmpireWorks will attempt to match the color of the re-painted area to the existing paint on the surrounding surfaces as best as possible; however, Owner agrees and understands that there may be color differences in the newly repaired area and the surrounding surfaces and Owner agrees not to hold EmpireWorks liable for any such color difference.

- 9.1.1. **LIMITATIONS ON COVERAGE:** EmpireWorks will not be liable for conditions outside of its control, including but not limited to the following: a) failure due to physical abuse; b) failure due to acts of God; c) failure of wood due to contact with water from irrigation systems; d) failure due to structural settling and/or moisture-related problems, i.e. roofing leaks, broken water pipes or flooding; e) failure of the wood due to the breakdown of any paint, stain and/or other material(s) applied to the wood; f) failure of the wood due to Owner's failure to properly treat the wood as necessary to protect the wood; g) vandalism; h) tenant abuse; and i) termite damage.

- 9.2. **PAINT WARRANTY:** EmpireWorks will provide a limited warranty to repair peeling, blistering and/or chipping paint which are a result of defective workmanship. This limited warranty is for the period stated below:

Substrate	Warranty Period
Stucco	5 Years
Wood	2 Years
Metal	2 Years

- 9.2.1. **LIMITATIONS ON COVERAGE:** This limited warranty expressly excludes the following items: a) failure due to physical abuse; b) failure due to acts of God; c) failure occurring on any flat or horizontal surfaces and/or any surface that allows moisture to collect; d) failure of any surface due to contact with irrigation systems; e) failure due to structural settling, rotting wood, and/or moisture-related problems; f) fading colors; g) efflorescence; h) failure on surfaces made of or containing galvanized metal; i) bleeding caused by knots or rust; j) failure due to moisture content of substrate; and h) stucco repair below weep screed. This limited warranty also expressly excludes any defect caused by failure of previous layers and/or coatings of paint, which may or may not have been present or visible at the time of paint application by EmpireWorks. While performing warranty work, EmpireWorks will make its best efforts to match the color of paint, however, it cannot guarantee an exact match.

- 9.3. The Scope of Work includes two attempts to complete the following items: door edges, patios, atriums, decks, patio door edges, garage door frames accessible only when the door is open, in accessible front doors, walking surfaces being coated as part of the scope, areas that require special access equipment, and other items that require prior notice by Empire. Prior to attempted work of the above listed items, EmpireWorks will provide written notice, along with clear instructions (if necessary) for the residents.
- 9.4. **NO OTHER WARRANTIES:** There are no other terms, conditions, covenants, representations, or warranties, express or implied, out of common statutory law, with regard to quality, quantity, fitness, habitability or otherwise with respect to this Contract other than those EmpireWorks warranties expressly set forth in this section on EmpireWorks warranties.

10. **MEDIATION:** Before any legal remedy may be sought to resolve any controversy or claim which has arisen as a direct or indirect result of this Contract, its performance, or the breach thereof, it is agreed that the Parties will submit to a mediator jointly selected by the Parties. If the Parties are unable to agree to a mediator, then upon the written request of either party, the mediator will be selected by and appointed by the administrator of the American Arbitration Association. All costs for mediation will be borne equally by the Parties. The parties agree that any applicable statute of limitations shall be tolled during the pendency of any mediation preceding.
11. **THREE-DAY RIGHT TO CANCEL:** You, the buyer, have the right to cancel this contract within three (3) business days. You may cancel by e-mailing, mailing, faxing, or delivering a written notice to the contractor at the contractor's place of business by midnight of the third business day after you received a signed and dated copy of the contract that includes this notice. Include your name, your address, and the date you received the signed copy of the contract and this notice. If you cancel, the contractor must return to you anything you paid within ten (10) days of receiving the notice of cancellation. For your part, you must make available to the contractor at your residence, in substantially as good condition as you received it, any goods delivered to you under this contract or sale. Or, you may, if you wish, comply with the contractor's instructions on how to return the goods at the contractor's expense and risk. If you do make the goods available to the contractor and the contractor does not pick them up within 20 days of the date of your notice of cancellation, you may keep them without any further obligation. If you fail to make the goods available to the contractor, or if you agree to return the goods to the contractor and fail to do so, then you remain liable for performance of all obligations under the contract. Contracts canceled after three (3) business days are subject to 10% of the Contract Price as a cancellation fee.
12. **COMMENCEMENT DATE.** Due to variables such as seasonal labor capacity, wages and materials costs, the Contract price will be subject to a three percent (3%) increase in price (unless otherwise noted) if work is not commenced within 90 days of acceptance of the Contract.
13. **OTHER TERMS AND CONDITIONS:**
 - 13.1. EmpireWorks will not be held liable for failure of performance due to adverse weather, labor strikes, accidents, fire, flood, explosion, or any other cause or delays beyond its reasonable control. Furthermore, EmpireWorks is not liable for any delays caused by the Owner.
 - 13.2. Owner will disclose any knowledge of the presence of hazardous material (as defined by law) known or suspected on the premises. Should any previously undisclosed hazardous materials be disclosed or discovered after this Contract is signed, EmpireWorks may, at its sole discretion, terminate this Contract and Owner agrees to pay for all labor and materials expended up to the date of cancellation lost overhead and profit, and any the cost of any emergency measures taken by EmpireWorks.
 - 13.3. In any dispute arising under this Contract (whether based in contract, tort, or both), Owner and EmpireWorks agree that each party will be responsible for its own attorneys' fees and costs. Moreover, the parties agree that should Owner bring any legal action against EmpireWorks for any cause(s) of action, the maximum damages award available to Owner is the amount paid by Owner to EmpireWorks under this Contract.
 - 13.4. The headings contained in this Contract are for the convenience of the parties only and shall not be used in the interpretation of any provision hereof. If any provision of this Contract is deemed invalid, illegal, or unenforceable, that provision will be severed and all other provisions will remain in full force and effect.
 - 13.5. If accepted, this Contract constitutes the entire Contract between the parties, and supersedes all prior proposals, contracts, or agreements, oral or written, between the parties relating to the subject matter of this Contract.
 - 13.6. EmpireWorks advises that there may be changes in the work that are reasonably necessary to accomplish the provisions of this Contract. EmpireWorks will notify Owner of such changes prior to commencement of such work in the form of a written Change Order. Extra work and Change Orders become part of the contract once the order is prepared in writing and signed by the parties.
 - 13.7. EmpireWorks reserves the right to withdraw this Contract at any time prior to Owner's acceptance without any liability.
 - 13.8. EmpireWorks is not responsible for any special, consequential and/or indirect damages or loss of use resulting from its performance even if EmpireWorks or its agents have been advised of the possibility of such damages or if a remedy set forth herein is found to have failed its essential purpose.
 - 13.9. This offer to enter into a contract is valid for 30 days from the contract date; after which all prices are subject to change.
 - 13.10. Owner hereby releases and agrees to defend and hold harmless EmpireWorks, its directors, owners, officers, agents and employees from any liability resulting from or due to the insufficient strength of the existing structure of Owner's residence/building to bear weight, and from the results of any subsequent structural fault, except to

the extent that such structural fault is solely caused by or is solely attributable to EmpireWorks's gross negligence.

- 13.11. EmpireWorks represents and warrants that it has in place \$1,000,000 of General Liability Insurance that will remain in effect through the completion of the Scope of Work. EmpireWorks further agrees to list the Owner and the Property Management Company/Client as an additional insured on the General Liability Policy. EmpireWorks shall provide Owner with proof of its insurance and proof of the additional insured endorsement required hereunder prior to the commencement of the work.

PAYMENT TERMS

1. As a deposit 10% of the Contract Price is due upon Contract acceptance.
2. Invoices will be submitted for the percentage of the contract completed.
3. Billing Contact Information:

Bill to: NV5 _____
Attention: Saribel Garcia _____
Address: 6200 Lee Vista Blvd Suite 400 _____
City: Orlando _____
State: FL Zip Code: 32822 Fax: _____

Invoices will be submitted via e-mail and U.S. Postal regular mail.

4. Owner will be invoiced on the 1st and 15th of every month. Final invoice to be sent upon completion of the Scope of Work, and any Change Orders signed thereafter.
5. Payment terms are net 30 days. Past due amounts will be subject to a 1% per month finance charge.
6. All payments and notices shall be mailed to: EmpireWorks 1682 Langley Ave, Irvine, CA 92614.

<i>EmpireWorks will furnish all labor materials and equipment necessary to fully execute this contract for the <u>base</u> price of (priority buildings only):</i>	\$ <u>2,702,335.50</u> <i>Base Price</i>
<i>To include an Additional Option listed under the "Additional Options" please initial below. The cost as outlined for the additional work will be added to the Base Price.</i> <i>Initial</i> _____	\$ _____ <i>Additional Options</i>
<i>Final Contract Price for all services to be performed by EmpireWorks (priority buildings only)</i>	\$ <u>2,702,335.50</u> <i>Total Contract Price</i>
As a deposit 10% of the Contract Price is due upon Contract acceptance.	\$ <u>270,233.55</u> <i>Deposit</i>

ANY INVOICE NOT PAID WITHIN 30 DAYS WILL ACCRUE INTEREST AT THE RATE OF 1% PER MONTH

Acceptance of Contract: The terms, specifications and conditions are satisfactory and are accepted. EmpireWorks is authorized to proceed pursuant to the terms of this Contract. Payment will be made as outlined above.

Accepted By: _____ (SIGNATURE) _____ (DATE)
(PRINT NAME) _____ (TITLE) _____

Accepted By: _____ (SIGNATURE) _____ (DATE)
(PRINT NAME) _____ (TITLE) _____

EmpireWorks _____ (SIGNATURE) _____ (TITLE)
(PRINT NAME) _____ (DATE) _____



HOA | Commercial | Apartment

America's Largest Reconstruction Company

EmpireWorks is the partner of choice for Multi-Family and Commercial clients.

EmpireWorks[®]
RECONSTRUCTION
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EmpireWorks
RECONSTRUCTION™



MIKE WITTER

Vice President of Central Florida. With his extensive background in reconstruction and painting, Mike oversees Central Florida operations, ensuring communities receive top-quality service and an exceptional product. Mike is dedicated to providing positive client experiences and top-quality results.



LAURA STONE

Director of Operations



DAVID DILLON

Director of Construction & Expert Services



JACKIE SWISHER

Director of Business Development



VICTORIA STEPHENS

Senior Project Coordinator



JUAN PUERTO

Director of Safety



LAUREN DILLON

Director of Defect Investigation





WILL CORDERO
Roofing Project Manager



CHRIS LYNN
Project Manager



ADRIAN GEORGE
Project Manager



WILLIAM "TY" QUILLEN
Project Manager



BALTAZAR REYES
Project Foreman



ROBERT DILLON
Construction Defect
Specialist



MIKE WARFIELD
Project Foreman

REFERENCES

EmpireWorks has completed post litigation repairs, destructive testing, cost estimating, sufficiency of settlement analyses, interim repairs or construction consulting on the following construction defect projects:

Lake Washington	Villas at Emerald Lake	Villas at Lakeside
Clayton Crossing	Old Moultrie Village	Woodland Terrace
Preserve at Eagle Lake	Regency Palms	Villages at Northwood
The Lofts at Sebastian Cove	Waterside Pointe	Briar Oaks
Heritage Commons	Arborview	Bay Isles
Georgetown	Plantation Village	Bliss Condominiums
Terra Vista III	Fountain Park	Savannah Park
Legacy Park	Maple Glen at Seven Oaks	Prairie Lake Reserve
Cottages at Stoney Creek	Claridge Place	Meadow Woods
Tree Top Condos	Villa Medici	Terrace II
Ventura at Bella Trae	The Bliss Condominiums	Terrace III
Jefferson Green	Tierra Vista	Terrace IV
Anthem Park	Sebastian Cove	The Verandas Master
Greenbrier at Bartram Park	Coach II	Windsor Lakes
Campfield Condominiums	Coach III	Cottages at Winding Creek
Ocean Walk at New Smyrna	1010 Central	Segovia
River Strand	Grand Estuary	Bella Piazza
Mitchell Creek	Veranda	Portofino Meadows



WHY EMPIREWORKS RECONSTRUCTION?

EmpireWorks Reconstruction is America's largest reconstruction company with over 20 years in business & an annual revenue of over \$110 million. We are experts in our field, devoted to our customers & clients and dedicated to delivering an excellent product and a stress-free experience to each community we serve. We also provide:

- Scope Development & Project Specifications
- Board Meetings & Town Hall Presentations
- Detailed Resident Notifications
- Dedicated Onsite Supervision
- Custom Invoicing
- Engineering Referrals & Relationships
- Regular Safety Inspections
- OSHA Compliancy
- Community-wide Communications & Real-time Project Tracking





COMMUNICATION PROCESS

Your community's dedicated Account Executive or Project Manager
will return all points of contact within 24 hours.



CALL US

(888)278-8200

We are ready to answer your call 24 hours per day, 7 days per week.



TEXT US

(949)430-6650

Many residents prefer texting their needs rather than calling. We have a dedicated number to field those questions.



EMAIL US

info@empireworks.com

Question? Comment? Send us an email and we will respond promptly.



ONLINE SERVICE REQUEST

www.empireworks.com/service-request

Visit our webpage and click on Service Request. Residents are able to ask questions, schedule appointments & upload photos.



PAPER NOTICES

Paper Notices

Over the course of your project, several different paper notices will be placed on doors and common areas to communicate with residents. Notices include the variety of ways to contact us directly as well as frequently asked questions about the project.



83% OF CONTRACTORS FAIL

The construction industry is a challenging business. Choose your builder wisely.

According to the Bureau of Labor Statistics, of the 69,296 private construction firms which started operations in 2001:

ONLY 56.0% Were still in business 3 YEARS LATER	ONLY 26.6% Were still in business 10 YEARS LATER	ONLY 17.2% Were still in business 21 YEARS LATER
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The Four Leading Causes of Contractor Failure



One Difficult Project

60% of contractor failures are caused by one demanding project, exacerbated by inexperience, and poor or "lowball" estimates



Weak Internal Cost Controls

Failure to accurately track project costs leads to overruns and project shut down. Inadequate internal cost control is a factor in 50% of contractor failures.



Overextension

Taking on too much can overtax a contractor's abilities, leading to errors, additional costs, & schedule overruns. Overextension was a factor in 40% of contractor failures



Cash Flow & Excessive Debt

Cash flow is one of the most challenging aspects of managing a construction company. Excessive debt worsens this issue, & is a factor in 1 in 4 contractor failures.



We've Been Delivering for Decades

How to Hire the Right Contractor for Your Community Reconstruction Project

Get Multiple Estimates



Talk to several contractors and get written estimates from at least three. Make sure you're comparing apples to apples when you get multiple estimates. Look at building materials, work methods, timelines and other factors that may vary by contractor. **Be cautious of estimates that are too low.**

1

Check Past Work



Has the contractor's work been successful in the past? Are their clients satisfied? Will they be around to honor any provided warranty? Check references about the quality of their products, their workmanship and their customer service. Inquire about their professional reputation and years in business. **A contractor with more than five years of experience is preferable.**

2

Only Hire Licensed, Bonded & Insured Contractors



Unlicensed contractors pose a risk to your community's financial security and expose you to significant financial harm in the event of injury or property damage. Bonding protects against financial loss due to a contractor's failure to complete a project or meet contract specifications. Insurance protects both the community and the people within it. At least \$10 million in coverage is necessary to ensure the safety of all. **Do not do business with a contractor who will not bond your project or carry sufficient insurance coverage.**

3

Make Safety a Priority

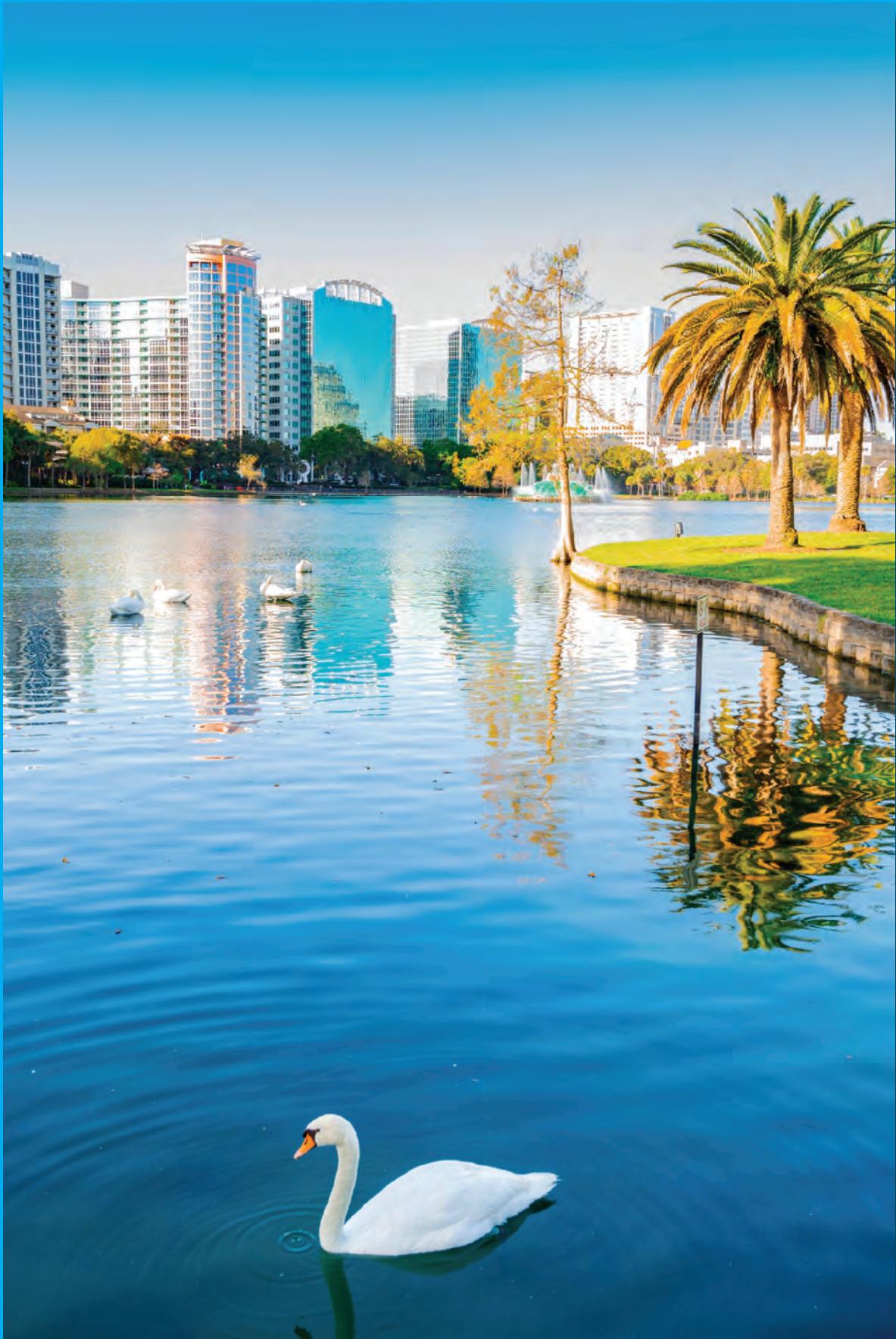


A safe construction site is a productive construction site. By emphasizing the well-being of their employees and community residents, a contractor attracts more and better workers. Accidents lower profit from slowdown, equipment replacement, fines, and lawsuits and cause general distress in the workplace and community. **Ensure the contractor you hire has a dedicated safety program in place and follows all OSHA guidelines.**

4

*Thank you for considering
EmpireWorks Reconstruction
for your project needs. Please
let us know if you have any
further questions or need more
detailed information. We are
here to help.*







"Your organization and project manager skills were very evident - we particularly appreciated the preparation, site visits, and communication prior to the project. At no point did we feel "left out" or "in the dark" on any issues. The EmpireWork crews were pleasant and professional. They went out of their way to minimize intrusion on the property and always left a clean worksite at the end of each day. Upon project completion, all punch items were satisfactorily resolved rapidly."





Construction Proposal - Bid Form

Company: Eastbrook Construction

Address: 7528 Dockside St., Winter Park, FL 32792

Phone: 971.313.4131

Email: chrisb@eastbrookconstruction.com

Base Scope of Work						
Phase	No.	Description	Qty.	Qty. Type	Unit Cost	Total Amount
I. Structural	1	Wall sheathing repairs and replacement as needed.	1	SF	\$ 19.95	N/A
I. Structural	2	Wall framing members repairs and replacement as needed.	1	LF	\$ 9.75	N/A
I. Structural	3	Balcony deck sheathing repairs and replacement as needed.	1	SF	\$ 19.95	N/A
I. Structural	4	Joists and beams removal and replacement as needed.	1	LF	\$ 580.00	N/A
I. Structural	5	Balcony wood column removal and replacement as needed.	1	LF	\$ 19.95	N/A
II. Balcony, Exterior Corridor, and Landing Restoration	1	Remove and replace all existing ceiling finishes at all unit balconies, exterior corridors, and landings. Replacement of ceiling finishes to occur after completion of Balcony and Exterior corridor Restoration.	13450	SF	\$ 22.00	\$ 295,900.00
II. Balcony, Exterior Corridor, and Landing Restoration	2	Remove concrete topping at all unit balconies, exterior corridors, and landings. Does not include ground level.	13450	SF	\$ 35.00	\$ 470,750.00
II. Balcony, Exterior Corridor, and Landing Restoration	3	Install waterproofing system, turn up the waterproofing 4 inches at the walls at all unit balconies, exterior corridors, and landings. Include removal and replacement of the 6" stucco at wall/deck connection, modification of slope to ensure positive drainage, and water test to evaluate integrity of waterproofing installation in this line item.	13450	SF	\$ 45.00	\$ 605,250.00
III. Balcony, Exterior Corridor, and Landing Restoration	4	Install new concrete topping slab with two (2) coats of concrete sealer at all unit balconies, exterior corridors, and landings.	13450	SF	\$ 18.00	\$ 242,100.00
II. Column/Posts Chase (Stucco) Repairs	1	Exterior stucco removal at the column/posts chase along exterior corridors, balconies and landings.	15125	SF	\$ 18.00	\$ 272,250.00
II. Column/Posts Chase (Stucco) Repairs	2	Exterior stucco standard installation, 3-coat process per ASTM C926, nominal 7/8" thickness.	15125	SF	\$ 18.00	\$ 272,250.00



III. Exterior Facade (Stucco) Repairs	1	Exterior stucco removal & replacement at the exterior façade (standard installation, 3-coat process per ASTM C926, nominal 7/8" thickness). For reference each building has approximately 13,500 SF of stucco painted surfaces.	TBD	SF	\$	38.00	N/A
III. Exterior Facade (Stucco) Repairs	2	Exterior stucco cracks (rout and seal). Remove paint within 2" of crack (each side) and blend repair mortar to match texture as much as reasonably possible.	TBD	LF	\$	32.95	N/A
III. Exterior Facade (Stucco) Repairs	3	Replace deteriorated sealants at Control Joints and Expansion Joints with approved material.	TBD	LF	\$	14.95	N/A
IV. Painting of Repair Areas	1	Painting of all repaired exterior façade walls and ceilings. Includes surface preparation. Includes all stucco finishes affected by the repairs. Interior areas not included.	TBD	SF	\$	3.95	N/A
IV. Painting of Repair Areas	2	Painting of all railings, vents, scuppers, louvers, unit front doors, balcony storage room doors, mechanical room doors, and all other service doors and frames affected by the repairs. Includes surface preparation. Interior areas not included.	TBD	LF	\$	7.95	N/A
IV. Painting of Repair Areas	3	Remove and replace sealant around fenestrations (windows, door, etc.) prior to painting. Includes cutting a ¼" rake joint between fenestration frames and stucco.	TBD	LF	\$	9.95	N/A
						Total:	N/A
	General Conditions	Include overhead protection, additional lighting, and portable restroom facilities, as needed.	1	LS	\$	75,000.00	N/A
	Mobilization and Demobilization		1	LS	\$	10,000.00	N/A
	Shoring		1	LS	\$	6,500.00	N/A
	Permit		1	LS	\$	1,200.00	N/A
	Performance and Payment Bonds		1	LS	\$	45,000.00	N/A
						Grand Total	N/A
Total Base Bid Cost: <u> </u> N/A							