

**PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY**

Meeting Date: July 22, 2025

[] Consent

[X] Regular

[] Workshop

[] Public Hearing

Department: Facilities Development & Operations

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to approve: Amendment No. 10 to the continuing Construction Manager (CM) at Risk Services contract (R2020-1690) with Robling Architecture Construction, Inc. (Robling), establishing a Guaranteed Maximum Price (GMP) in the amount of \$3,427,688.09 for the construction of the Melissa's Place Crawl Space Phase 2 project for a period of 365 calendar days from notice to proceed.

Summary: On January 10, 2020, the Director of Facilities Development & Operations (FDO) approved a Consultant Services Authorization (CSA) with REG Architects, Inc. to conduct a drainage study and prepare a boundary and topographic survey for the property known as Melissa's Place (f/k/a Royal Palm Beach Apartments) located at 1749 East Main Street in Pahokee. This study was initiated due to the site's history of flooding during heavy storm events. The drainage report, which was received on April 28, 2020, identified several contributing factors to the flooding, including a broken and clogged drainage system, underlying muck soils, inadequate site grading, and overgrown vegetation. In response to the COVID-19 public health emergency, on June 2, 2020, the Board of County Commissioners (BCC) granted authorization for the FDO Director to execute all emergency design and construction contracts necessary for the renovation of the Pahokee facility. On June 11, 2020, the FDO Director approved an emergency consulting services contract with Colomé & Associates, Inc. (CAI) (Project No. 2020-038232) to provide design professional services for the interior and site renovations of Melissa's Place to be adapted for COVID treatment temporarily and ultimately planned to transition into a permanent homeless resource center. On June 25, 2020, the FDO Director approved an emergency CM at Risk contract with Robling for preconstruction services associated with the renovations. Subsequently, on September 17, 2020, the FDO Director approved the GMP with Robling for the renovation of this facility (inclusive of site re-grading and replacement of the stormwater system) as outlined in the construction documents prepared by CAI. This project was completed and received a certificate of completion on February 2, 2021. After occupancy, residents and staff of the facility expressed concerns regarding the deteriorating flooring (settling) and elevated moisture levels observed in certain areas of the facility. In response to the observations made by the residents and confirmed by staff, CAI and Robling were asked to review the conditions pursuant to their respective professional responsibility resulting from the renovation project. After multiple meetings and site inspections with the project team (i.e., consultants, sub-consultants and CM) on May 31, 2023, the FDO Director authorized an emergency consulting contract with CAI to evaluate the moisture concerns in collaboration with Robling and to produce construction documents aimed at resolving the issue. On June 28, 2023, FDO's Director granted approval for Task Order No. 6 under the CM at Risk Continuing Contract (R2020-1690 approved by the BCC on November 17, 2020) to provide preconstruction services for an emergency exploratory investigation of the building's crawl space (Project No. 2023-029177). Following this, on August 18, 2023, Emergency Work Order No. 4 was issued to Robling for construction management services associated with Phase 1 of the crawl space investigation. This phase involved the creation of perimeter ventilation openings to assess moisture intrusion and to evaluate the structural condition of the existing floor system. **(Continued on Page 3)**

Background and Policy Issues: (Continued on Page 3)

Attachments:

1. Location Map
2. Budget Availability Statement
3. Amendment No. 10
4. CM at Risk Services History Sheet
5. Emergency Ordinance Notification Letter

Recommended by:

Department Director

Date _____

Approved by:

County Administrator

Date _____

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2025	2026	2027	2028	2029
Capital Expenditures	\$3,547,689				
Operating Costs					
External Revenues					
Program Income (County)					
In-Kind Match (County)					
NET FISCAL IMPACT	\$3,547,689	-0-	-0-	-0-	-0-
# ADDITIONAL FTE POSITIONS (Cumulative)					


Is Item Included in Current Budget: Yes X No
Is this item using Federal Funds? Yes No X
Is this item using State Funds? Yes No X

Budget Account No:
Fund 3804 Dept 411 Unit B774-17 Object 4907

CONSTRUCTION	\$3,427,688.09
STAFF COSTS	\$ 120,000.00
CONTINGENCY	\$ <u>0.00</u>
TOTAL	\$3,547,688.09



B. Recommended Sources of Funds/Summary of Fiscal Impact:

Funding for this project is from the Public Building Improvement Fund.

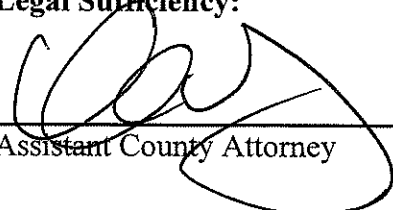
C. Departmental Fiscal Review: 

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Development Comments:

<u></u> 7/16/25 OFMB	<u></u> 7/14/25 Contract Development and Control
--	---

B. Legal Sufficiency:

 7/16/25
Assistant County Attorney

C. Other Department Review:

Department Director

This summary is not to be used as a basis for payment.

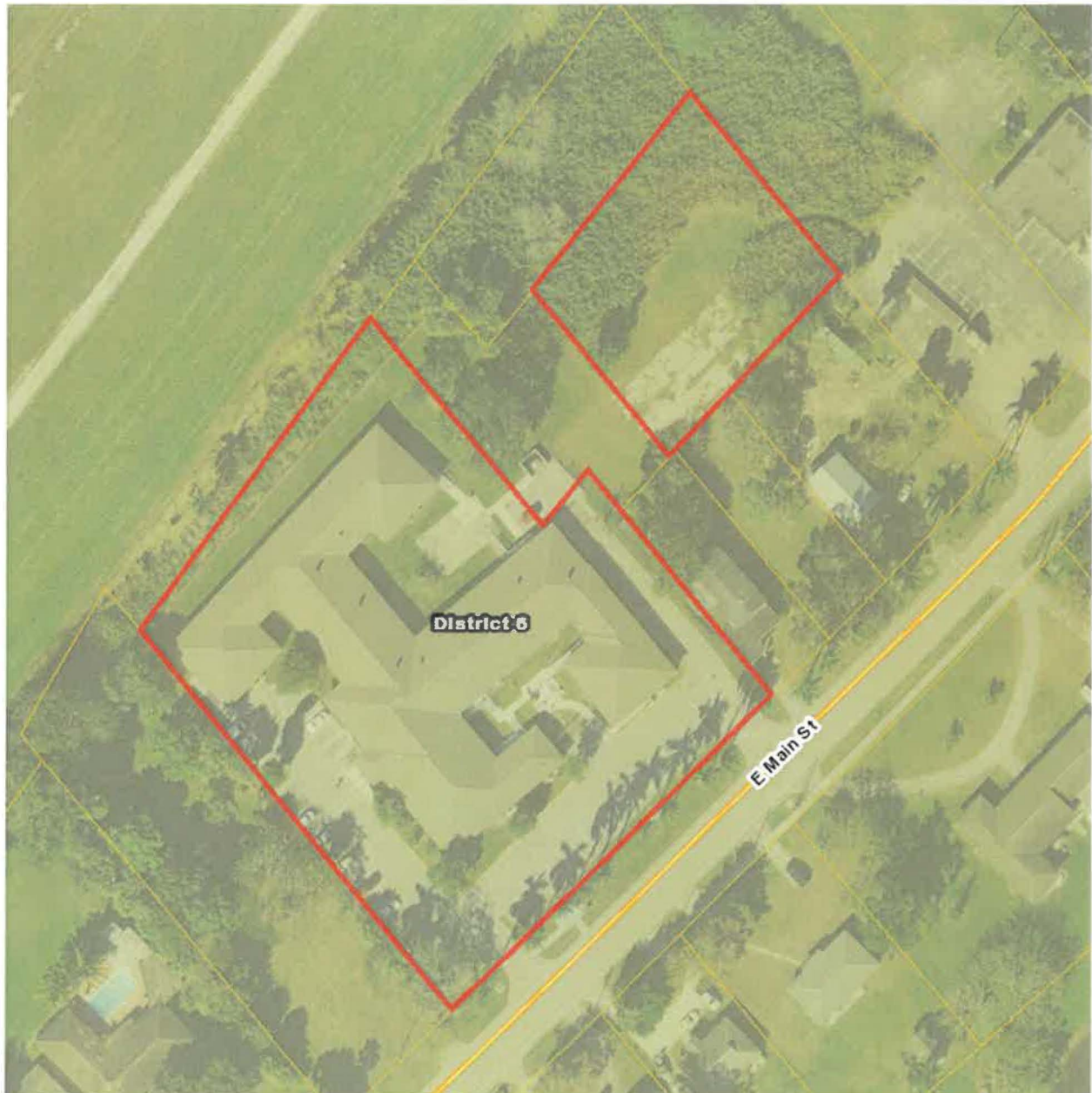
Continued from Page 1

Summary: The evaluation conducted by CAI confirmed that the underlying muck soils have continued to settle revealing select structural deterioration (towards the center portion of the building) which has led to impacts on the floor slab. The crawl space investigation also helped identify the lack of an adequate thermal and moisture barrier in the areas that have structural deterioration. Amendment No. 10 establishes a GMP in the amount of \$3,427,688.09 for construction management services necessary for the Melissa's Place Crawl Space Phase 2 project. The construction phase of this project includes, but is not limited to, materials and labor to complete flooring removal and replacement, sub-structure repair/reinforcement, masonry work, steel beam installation, the addition of thermal and moisture protection, door replacement, the addition of mechanical exhaust in the crawl space, and storm drainage improvements (i.e., tie-in of the roof downspouts to the system in order to preventatively address continued foundation erosion and settling of the muck soils). The residential facility is currently occupied; due to the criticality associated with structural deterioration, staff has handled the assessments and repairs under emergency provisions as to ensure the safety of occupants and protect County property. The CM will have 365 calendar days from notice to proceed to substantially complete the construction phase of the project. Liquidated damages for failure to achieve certification of substantial completion within the contract time or approved time extension thereof are \$210 per day. This continuing CM at Risk Services contract was solicited pursuant to the requirements of the Equal Business Opportunity Ordinance (EBO). This continuing CM at Risk Services contract was presented to the Goal Setting Committee (GSC) on December 4, 2019, and the Committee established a Small Business Enterprise (SBE) evaluation preference for selection and a mandatory minimum 20% SBE subcontracting goal on the contract. The SBE participation on the construction trade contracts for this Amendment is 14.66%. To date, the overall SBE participation on the continuing CM at Risk Services contract is 28.79%. This contract is subject to emergency ordinance R2025-014 approved by the BCC on June 3, 2025. Funding for this project is from the Public Building Improvement Fund. (**Capital Improvements Division**) **District 6** (MWJ)

Background and Policy Issues: CM at Risk is a project delivery method in which the CM provides design phase assistance, evaluation of cost, schedule and implications of alternate designs, systems and materials, and serves as the general contractor bidding the subcontracts for construction. Amendment No. 10 authorizes the construction management services necessary for the construction phase of the Melissa's Place Crawl Space Phase 2 project. During the original renovation of the facility, and notwithstanding the significant level of renovation that the structure underwent, the extent of the concrete substructure deterioration was not evident. However, continued settling of the underlying muck soils, combined with ongoing building operations and use by staff and patrons later revealed significant moisture issues within the flooring system. In response to these concerns, an evaluation of the crawl space was conducted by CAI in coordination with specialty consultants, and Robling. The investigation uncovered elevated moisture levels and evidence of water migration beneath the building, which over time, have contributed to the deterioration of the existing concrete floor substructure. This condition presents not only a structural concern but also risks continued degradation of the concrete substructure if not properly addressed. To develop a viable solution, the design team and CM explored multiple options and determined that a combination of the following improvements is required to mitigate further damage and preserve the integrity of the facility: Installation of a mechanical exhaust system and thermal insulation in the crawl space to control humidity and temperature fluctuations, encapsulation of the exposed site grade under the building to create a moisture barrier, targeted storm drainage improvements to redirect water away from the substructure, structural repairs and reinforcement of the damaged concrete substructure, replacement of flooring and wall base in the affected areas. These measures are essential to prevent further deterioration and settlement of the building's foundation. Once complete, the remedial work will not only restore the facility's functionality but also support its continued safe use.

LOCATION MAP

Project No: 2023-029177
Project Name: Melissa's Place Crawl Space Phase 2
Location: 1749 E Main Street, Pahokee, Florida 33476



BUDGET AVAILABILITY STATEMENT

REQUEST DATE: 06/06/2025 REQUESTED BY: Sunil Jagoo PHONE: (561) 233-0271

PROJECT TITLE: Melissa's Crawl Space Repairs (Phase 2)
(Same as CIP or IST, if applicable)

ORIGINAL CONTRACT AMOUNT: \$ N/A

IST PLANNING NO.: N/A

REQUESTED AMOUNT: \$3,547,688.09

BCC RESOLUTION#: N/A

eFDO #: P-2024-005428

DATE: N/A

PROJECT NUMBER: 2023-029177

CSA NUMBER: N/A

SUPPLEMENT NUMBER: N/A

CHANGE ORDER NUMBER: N/A

W. O. NUMBER: N/A

TASK ORDER NUMBER: N/A

AMENDMENT NUMBER: #10

SERVICE LOCATION: 1749 E. Main Street, Suite 101, Pahokee, FL 33476

BUILDING NUMBER: 2872

CONSULTANT: N/A

CONTRACTOR: Robling Architecture Construction, Inc.

PROVIDE A BRIEF STATEMENT OF THE SCOPE OF SERVICES TO BE PROVIDED BY THE CONSULTANT/CONTRACTOR:

Pre- Construction Services

CONSTRUCTION	\$3,427,688.09
PROFESSIONAL SERVICES	\$ 0.00
STAFF COST*	\$ 120,000.00
EQUIPMENT/SUPPLIES	\$ 0.00
ADVERTISEMENT/PERMIT FEES	\$ 0.00
CONTINGENCY	\$ 0.00
TOTAL	\$3,547,688.09

* By signing this BAS your department agrees to these CID staff charges and your account will be charged upon receipt of this BAS by FD&O. Unless there is a change in the scope of work, no additional staff charges will be billed. If this BAS is for construction costs of \$250,000 or greater, staff charges will be billed as actual and reconciled at the end of the project. If the project requires Facilities Management or ESS staff your department will be billed actual hours worked upon project completion.

BUDGET ACCOUNT NUMBER(S) (Specify distribution if more than one and order in which funds are to be used):

FUND: 3804 DEPT: 411 UNIT: B774-17 OBJ: 4907

IDENTIFY FUNDING SOURCE FOR EACH ACCOUNT: (check and provide detail for all that apply)

☒ Ad Valorem (Amount\$ 3,547,688.09) ☐ Infrastructure Sales Tax (Amount\$ _____)

☐ State (Source/Type _____ Amount\$ _____) ☐ Federal (Source/Type _____ Amount\$ _____)

☐ Grant (Source/Type _____ Amount\$ _____) ☐ Impact Fees: (Amount\$ _____)

☐ Other (Source/Type _____ Amount\$ _____)

Department: FD&OBAS APPROVED BY: [Signature]DATE: 6/30/2025

ENCUMBRANCE NUMBER: _____

SJ/jcm

ATTACHMENT #3

AMENDMENT #10
ROBLING ARCHITECTURE CONSTRUCTION, INC.
TO CONTRACT FOR
CONSTRUCTION MANAGEMENT AT RISK SERVICES
ON A CONTINUING CONTRACT BASIS
PROJECT NAME: MELISSA'S PLACE CRAWL SPACE REPAIRS (PHASE 2)
PROJECT NO.: 2023-029177

This Amendment is made as of _____ by and between Palm Beach County, a political subdivision of the State of Florida, by and through its Board of County Commissioners, hereinafter referred to as Owner, and *Robling Architecture Construction, Inc.*, authorized to do business in the State of Florida, whose federal tax ID# is 65-1263086, hereinafter referred to as "Construction Manager".

WHEREAS, the Owner and Construction Manager acknowledge and agree that the Continuing Contract between Owner and Construction Manager dated 11/17/20 (R2020-1690) (hereinafter the Continuing Contract) is in full force and effect and that this Amendment incorporates all the terms and conditions of the Continuing Contract including Task Order #6 as may be supplemented and amended by this Amendment.

WHEREAS, under Task Order #6, Owner assigned Project No. 2023-029177 (the Project) to Construction Manager under the Continuing Contract;

WHEREAS, the parties have negotiated a Guaranteed Maximum Price for Phase 2 of the Project, including the Construction Manager's fees calculated in accordance with the terms of the Continuing Contract, whereby the Construction Manager will render construction and warranty services and other services as set forth herein and in the Continuing Contract;

NOW THEREFORE, in exchange for the mutual covenants and promises set forth herein and the sums of money agreed to be paid by the Owner to the Construction Manager, the parties agree as follows:

- 1. Recitals.** The foregoing recitals are true and correct and incorporated herein by reference.
- 2. Construction Manager's Representations.** The Construction Manager represents that:

The Construction Manager, Trade Contractors, Sub-subcontractors, material and equipment suppliers have compared Phasing, Demolition, Architectural, Structural, Mechanical, Electrical, Plumbing, Civil and Site Drawings and Specifications and have compared and reviewed all general and specific details on the Drawings and that all conflicts, discrepancies, errors and omissions, which are within the commonly accepted knowledge base of a licensed general contractor, subcontractor, trades persons, manufacturers or other parties required to carry out the Work involved in this Amendment, have been corrected or clarified prior to execution of this GMP Amendment to the Continuing Contract, and therefore Construction Manager warrants that the GMP (exclusive of contingency) includes the cost of correcting all conflicts, discrepancies, errors, or omissions which Construction Manager identified, or should have identified through the exercise of reasonable skill and care, during the preconstruction phase of this Project.

The Construction Manager's review and comparison of all Drawings has taken into consideration the total and complete functioning of all systems and therefore the Construction Manager represents that the GMP represents the total cost for complete and functional systems.

3. Guaranteed Maximum Price. Pursuant to Section 2.2 and Article 6 of the Continuing Contract between Owner and Construction Manager, the parties have agreed to a Guaranteed Maximum Price of **\$3,427,688.09** for the construction of Phase 2 of the Project. The GMP is based on the following: **Attachment A.** In the event of a conflict between the terms and conditions of the Continuing Contract and the terms and conditions of Construction Manager's GMP proposal, the terms and conditions of the Continuing Contract shall control.

4. Schedule of Time for Completion. The time of completion for this Amendment will be as follows: The Construction Manager shall substantially complete the work within 365 calendar days from the Notice to Proceed from Owner. Liquidated Damages are \$210.00/day for failure to achieve certification of substantial completion within the contract time or approved extension thereof.

5. Mandatory Subcontracting Goal. The County's Goal Setting Committee has established a mandatory minimum subcontracting goal for this Continuing Contract as follows:

The SBE subcontracting goal for this Continuing Contract is a mandatory minimum of 20% participation on the construction subcontracts during the construction phase of projects.

To date on this Continuing Contract, Construction Manager has achieved: *28.79% SBE participation*

On this Amendment, Construction Manager will provide: *14.66% SBE participation*

6. Emergency Ordinance. The Contract and this Amendment is subject to the County Emergency Ordinance 2025-014, approved by the Board of County Commissioners on June 3, 2025.

7. Attachments. The following attachments are attached hereto and incorporated herein by reference:

- Attachment A - GMP Summary
- Public Construction Bond
- Form of Guarantee
- Insurance Certificate(s)
- EBO Schedules 1 and 2
- SunBiz Report or Affidavit of Signature Authority

8. Contract Modifications. The Continuing Contract is modified as follows:

The Insurance Coverage & Limit Table of General Condition 31.15 to the Contract is amended and modified as follows:

<i>Worker's Compensation and Employer's Liability</i>	
<i>Coverage not less than</i>	<i>statutory</i>
<i>Employer's Liability Limits</i>	<i>\$500,000/\$500,000/\$500,000</i>

The following general condition is added to the Contract General Conditions:

GC 83 E-VERIFY - EMPLOYMENT ELIGIBILITY

83.1 *Construction Manager warrants and represents that it is in compliance with section 448.095, Florida Statutes, as may be amended, and that it: (1) is registered with the E-Verify System (E-Verify.gov) and uses the E-Verify System to electronically verify the employment eligibility of all newly hired workers; and (2) has verified that all of the Contractor's trade contractors and subcontractors performing any duties and obligations under this Contract are registered with the E-Verify System and use the E-Verify System to electronically verify the employment eligibility of all newly hired workers.*

83.2 *Construction Manager shall obtain from each of its trade contractors and subcontractors an affidavit stating that the trade subcontractor or subcontractor does not employ, contract with, or subcontract with an Unauthorized Alien, as that term is defined in section 448.095(1)(k), Florida Statutes, as may be amended. Construction Manager shall maintain a copy of any such affidavit from a trade contractor or subcontractor for, at a minimum, the duration of the subcontract and any extension thereof. This provision shall not supersede any provision of this Contract which requires a longer retention period.*

83.3 *Owner shall terminate this Contract if it has a good faith belief that Construction Manager has knowingly violated Section 448.09(1), Florida Statutes as may be amended.*

83.3.1 *If Owner has a good faith belief that Construction Manager's trade contractor or subcontractor has knowingly violated Section 448.09(1), Florida Statutes, as may be amended, Owner shall notify Construction Manager to terminate its contract with the trade contractor or subcontractor and Construction Manager shall immediately terminate its contract with the trade contractor or subcontractor.*

83.4 *If Owner terminates this Contract pursuant to the above, Construction Manager shall be barred from being awarded a future contract by Owner for a period of one (1) year from the date on which this Contract was terminated. In the event of such contract termination, Construction Manager shall also be liable for any additional costs incurred by Owner as a result of the termination.*

Article 15 of the Contract is deleted in its entirety and replaced with the following:

ARTICLE 15 – Non-Discrimination

The County is committed to assuring equal opportunity in the award of contracts and complies with all laws prohibiting discrimination. Pursuant to Palm Beach County Resolution R2025-0748, as may be amended, the Construction Manager warrants and represents that throughout the term of the Contract, including any renewals thereof, if applicable, all of its employees are treated equally during employment without regard to race, color, religion, disability, sex, age, national origin, ancestry, marital status, familial status, sexual orientation, or genetic information. Failure to meet this requirement shall be considered default of the Contract.

As a condition of entering into this Contract, the Construction Manager represents and warrants that it will comply with the County's Commercial Nondiscrimination Policy as described in Resolution 2025-0748 as may be amended. As part of such compliance, the Construction Manager shall not discriminate on the basis of race, color, national origin, religion, ancestry, sex, age, marital status, familial status, sexual orientation, disability, or genetic information in the solicitation, selection, hiring or commercial treatment of subconsultants, subcontractors, vendors, suppliers, or commercial customers, nor shall the Construction Manager retaliate against any person for reporting instances of such discrimination. The Construction Manager shall provide equal

opportunity for subconsultants, subcontractors, vendors and suppliers to participate in all of its public sector and private sector subcontracting and supply opportunities, provided that nothing contained in this clause shall prohibit or limit otherwise lawful efforts to remedy the effects of marketplace discrimination that have occurred or are occurring in the County's relevant marketplace in Palm Beach County. The Construction Manager understands and agrees that a material violation of this clause shall be considered a material breach of contract and may result in termination of the contract, disqualification or debarment of the Construction Manager from participating in County contracts, or other sanctions. This clause is not enforceable by or for the benefit of, and creates no obligation to, any third party.

8. Except as specifically modified herein, the Continuing Contract remains in full force and effect. All capitalized terms herein shall have the same meaning as set forth in the Continuing Contract.

THE REMAINDER OF THIS PAGE LEFT BLANK INTENTIONALLY

Project Name: Melissa’s Place Crawl Space Repairs (Phase 2)
Project Number: 2023-029177

IN WITNESS WHEREOF, the Board of County Commissioners of Palm Beach County, Florida has made and executed this Amendment on behalf of the County; and an authorized official of the Construction Manager has made and executed this Amendment on behalf of the Construction Manager.

ATTEST:
JOSEPH ABRUZZO, CLERK &
COMPTROLLER

PALM BEACH COUNTY, FLORIDA, a
Political Subdivision of the State of Florida,
BOARD OF COUNTY COMMISSIONERS

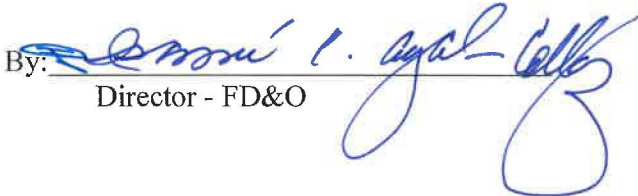
By: _____
Deputy Clerk

By: _____
Maria G. Marino, Mayor

APPROVED AS TO
LEGAL SUFFICIENCY

APPROVED AS TO TERMS
AND CONDITIONS

By: _____
County Attorney

By:  _____
Director - FD&O

Project Name: Melissa's Place Crawl Space Repairs (Phase 2)
Project Number: 2023-029177

WITNESS FOR CONSTRUCTION
MANAGER'S SIGNATURE:

H. Kennedy

Signature

Holly Kennedy

Name (type or print)

CONSTRUCTION MANAGER:
**ROBLING ARCHITECTURE
CONSTRUCTION, INC.**

D. A. Robling

Signature

Damon A Robling

Name (type or print)

President

Title

(Corporate Seal)





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Profit Corporation

ROBLING ARCHITECTURE CONSTRUCTION, INC.

Filing Information

Document Number P05000141070

FEI/EIN Number 65-1263086

Date Filed 10/14/2005

State FL

Status ACTIVE

Principal Address

101 WALKER AVE.
GREENACRES, FL 33463

Changed: 01/07/2010

Mailing Address

101 WALKER AVE.
GREENACRES, FL 33463

Changed: 01/07/2010

Registered Agent Name & Address

ROBLING, DAMON A
101 WALKER AVE.
GREENACRES, FL 33463

Address Changed: 01/07/2010

Officer/Director Detail

Name & Address

Title PS

ROBLING, DAMON A
101 Walker Ave
Greenacres, FL 33463-3343

Title VP

ALLEN, BRIAN K
101 Walker Ave
Greenacres, FL 33463-3343

Title Treasurer

HOLLY, KENNEDY M
101 Walker Ave
Greenacres, FL 33463-3343

Annual Reports

Report Year	Filed Date
2023	01/18/2023
2024	01/24/2024
2025	02/11/2025

Document Images

<u>02/11/2025 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/24/2024 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/18/2023 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/01/2022 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/10/2021 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/02/2020 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/01/2019 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/12/2018 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/11/2017 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/25/2016 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/09/2015 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/08/2014 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/22/2013 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/24/2012 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/13/2011 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/07/2010 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/15/2009 -- ANNUAL REPORT</u>	View image in PDF format
<u>05/28/2008 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/23/2008 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/10/2007 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/07/2006 -- ANNUAL REPORT</u>	View image in PDF format
<u>10/14/2005 -- Domestic Profit</u>	View image in PDF format

ATTACHMENT A
GMP SUMMARY



**GUARANTEED MAXIMUM PRICE
FOR
PALM BEACH COUNTY
MELISSA'S PLACE CRAWL SPACE REPAIRS (PHASE 2)
PROJECT NO. 2023-029177**

PREPARED BY

ROBLING
ARCHITECTURE
CONSTRUCTION

AA-26001115 EB-28211 CGC-1504260

TABLE OF CONTENTS

1	GMP Proposal Summary Letter
2	Assumptions & Clarifications
3	Drawing Log
4	Cost of Work (GMP)
5	OEBO Forms

07.01.2025



July 1, 2025

Mr. Sunil Jagoo
Palm Beach County
Capital Improvements Division
2633 Vista Parkway
West Palm Beach, FL 33411

RE: Project No. 2023-029177, Melissa's Place Crawl Space Repairs (Phase 2)

Sunil,

Robling Architecture Construction, Inc. is pleased to provide a Guaranteed Maximum Price (GMP) for Palm Beach County project 2023-029177.

The total proposed cost of the work is \$3,427,688.09 based on the Phase 2 Drawings prepared by Colome & Associates dated 4/26/2024 and the attached clarifications and scope of work notes from Foundation Professionals.

Total participation by SBE certified firms is expected to be a minimum of 20% of the Div. 02 through 33 construction cost.

Sincerely,
ROBLING ARCHITECTURE CONSTRUCTION, INC.

Brian Allen
Sr. Project Manager

ESTIMATED SMALL BUSINESS PARTICIPATION

Total of Div. 2 - 33 Construction Cost from Exhibit A \$ 2,559,609.40

<u>Vendor Name</u>	<u>Value</u>	<u>Certification Type</u>	<u>%</u>
Brian's Carpet	\$148,288.40	SBE	5.79%
WBI Inc.	\$226,870.00	SBE	8.86%
TOTAL:	\$375,158.40		14.66%

* There are several work scopes that are unpurchased at this time (selective demolition, painting, plumbing, sod, etc.). We expect that many of those work scopes will be awarded to certified SBE vendors

ASSUMPTIONS & CLARIFICATIONS

Div. 01

- 01.1 We assume the work area shall be continually accessible from 7:00 AM - 5:00 PM Monday – Friday. This proposal is generally based on working within regular business hours.
- 01.2 Building permit fees are not included.
- 01.3 Clarifications noted herein are intended to supplement the contract documents and clarify our understanding of any conflicting and/or incomplete items.
- 01.4 Third party testing and inspection costs are excluded. The owner will employ and pay direct an independent testing lab for material testing and inspections.
- 01.5 Cost for a Performance & Payment Bond is included.
- 01.6 Cost for temporary utilities and consumption charges is not included. We assume the existing potable water and power systems may be used for construction work.
- 01.7 The costs listed herein are not "line item" guarantee. Shifting of monies from one-line item to another with the same CSI Division may be done with Owner's approval, which will not be unreasonably withheld. After completion of the work any unused monies will be credited back to the Owner via deduct change order.

Div. 02

- 02.1 The cost of the work does include debris removal and vapor barrier / encapsulation for the crawl space, however, the following is specifically excluded: pest control, soil removal, environmental remediation.
- 02.2 4-ft. orange safety fence will be placed around excavation areas at the end of each work day. Cost for chainlink temporary fence is not included.

Div. 03

- 03.1 The cost includes an Allowance for repairs to the existing cracked Grade Beam and CMU masonry units.
- 03.2 Engineering design services are included for the screw jack & steel I-beam supports and for the concrete joist/reinforcing steel repairs. Engineering services do not include moisture control design, grade beam repair, stem wall repair.
- 03.3 Joist repair cost is based on the following: Exposed rebar will be cleaned with wire cup brush before application of Sika Armatec110 EpoCem. SikaTop 123-plus (with Ferrogard 901) will be applied in a manner to return the joists to their near-original dimensions. The floor joists, stem walls and grade beam will be sealed using Sikagard 740W.
- 03.4 The GMP cost includes installation of 4" galvanized steel I-beams (approximately 4,216 LF) beneath each concrete joist. Approximately 422 adjustable support jacks with footing pads will be used to support the I-beams. Support jacks will be placed approximately 10-ft on-center. Final spacing to be determined by engineered shop drawings. This applies to the areas that have been accessed as of June 2025.
- 03.5 On Drawing A-1 there are several areas in "Building 1" labeled as "No Access". The crawl space in these areas has not been viewed. Based on field observations to date, these areas are believed to be constructed as a slab-on-grade. Cost for joist repairs & supplemental support beams in these areas is not included.
- 03.6 Compromised grade beams will be repaired and stabilized using "ECP-250 push piles".
- 03.7 The intent of joist repair and screw jack installation is to inhibit further corrosion and stabilize the floor structure. **It is not the intent to raise or make level any portions of the floor structure.**
- 03.8 GMP cost includes sealing the temporary ventilation openings that were created during the investigation phase. Stucco & paint will be repaired to match existing as best as practical.

Div. 07

- 07.1 Minimum 2-ft vertical clearance is required for application of spray foam insulation. Areas with insufficient clearance for personnel access will not receive spray foam. In general, this applies to the 1997 Addition areas with hollow-core plank. The observed areas have 26"-28" vertical clearance, but not all areas have been observed.
- 07.2 A 20-mil vapor barrier will be applied to the crawl space earth floor. A 12-mil vapor barrier will be applied to the crawl space vertical exterior walls.
- 07.3 The cost includes installation of (15) dehumidifiers (Santa Fe Compact 2 or equal). Dehumidifier drains will be piped to the outdoors and tied in to the nearest downspout.

Div. 09

- 09.1 Floor prep is limited to sanding and minor floor prep with "feather finish" material. Cost for grinding, floor leveling and full skim coat is not included. Cost for crack control membrane is not included except at the Lobby tile. Cost for moisture mitigation is not included. Moisture testing will be performed prior to installation of new flooring.
- 09.2 The cost of the work is based on the existing wood base in the apartments remaining in place. New quarter-round molding will be added to conceal the perimeter edge of the new LVT flooring.
- 09.3 The cost includes new resilient flooring for the apartments & corridors. Flooring will not be replaced beneath the existing water heaters. The new flooring will stop in front of the water heater and a transition strip will be installed.
- 09.4 The cost includes new flooring in the hallway with new rubber millwork base. Porcelain tile that was previously purchased for Lobby will be installed.
- 09.5 Repair of finishes is limited to items affected by this work. Repair of existing damage to walls, floors & ceilings is not included.
- 09.6 It will be necessary to cut new openings in the floor slab for access to the crawl space. The openings will be repaired with cast-in-place concrete. Repair detail shall be provided by the Owner's A/E consultant. Removeable hatches or covers are not included, as no detail or specification has been provided.
- 09.7 Flooring replacement is limited to the plank flooring in the areas with precast floor joist system. New flooring is not included for the north & west wings with hollow-core plank system. Porcelain tile flooring will not be replaced in any areas.
- 09.8 Flooring cost is based on Miliken Metro Park 7"x48" plank, floating locking joint installation (same flooring as existing).
- 09.9 GMP includes cost to replace the entry door frames at Apts. 114 & 141, including drywall repair & paint.

Div. 22

- 22.1 Cost does not include any repairs to existing plumbing & electrical systems within the crawlspace, including replacement of hangers.

Div. 26

- 26.1 The proposed dehumidifiers are 120V "plug-in" type. New receptacles will need to be installed within the crawlspace from nearest house panel. Electrical cost is included as an allowance, pending electrical design.

Div. 32

- 32.1 Sod repair/installation is limited to areas that are disturbed by this work.

Drawing Log

Architectural

A-1	Existing Crawl Space	4/26/2024
A-2	Vapor Barrier Plan	4/26/2024
A-3	Floor Plan	4/26/2024
A-4	Ventilation/Access/Existing Foundation Details (Building Addition 1977)	4/26/2024

Civil

C.01	Notes	4/26/2024
C1.1	Drainage Improvement Plan	4/26/2024
C2.1	Paving, Grading and Drainage Details	4/26/2024

Structural

S-1	Partial Floor Plan	4/26/2024
S-2	Structural Notes & Sections	4/26/2024
S-2.1	Structural Restoration Notes/Repair Specifications & Details	4/26/2024
S-3	ICRI Guidelines for Concrete Repairs	4/26/2024
S-3.1	ICRI Guidelines for Concrete Repairs	4/26/2024

EXHIBIT "A"			
Estimate			
Project: 2023-029177 Melissa's Place Crawl Space Repairs (Phase 2)			
CM Name: Robling Architecture Construction, Inc.			Date: July 1, 2025
Architect: N/A			Drawing Set: Phase 2 Repairs
CSI DivisionSummary	COST	%	DESCRIPTION
Division 1 General Conditions	\$182,861.53	6.7%	Direct Cost Items necessarily incurred in the Project during the Construction Phase (excluding Insurance and Bonds shown below). See Attachment 2 for detailed breakdown of these reimbursable expenses.
Division 2 Existing Conditions	\$18,000.00	0.7%	
Division 3 Concrete	\$578,150.00	21.1%	
Division 4 Masonry	\$50,000.00	1.8%	
Division 5 Steel	\$829,348.00	30.2%	
Division 6 Wood, Plastics, Composites	\$30,500.00	1.1%	
Division 7 Thermal & Moisture Protection	\$579,263.00	21.1%	
Division 8 Windows and Doors	\$2,200.00	0.1%	
Division 9 Finishes	\$171,188.40	6.2%	See Attachment 1 - Cost Summary
Division 10 Specialties	\$0.00	0.0%	
Division 11 Equipment	\$0.00	0.0%	
Division 12 Furnishings	\$0.00	0.0%	
Division 13 Special Construction	\$0.00	0.0%	
Division 14 Elevators	\$0.00	0.0%	
Division 21,22,23 Mechanical	\$17,600.00	0.6%	
Division 26,27,28 Electrical	\$0.00	0.0%	
Division 31,32,33 Site Work	\$283,360.00	10.3%	
Other:	\$0.00	0.0%	
SUBTOTAL "A"	\$2,742,470.93	100.0%	
	COST		DESCRIPTION
Deduct Estimated Sales Tax Recovery	\$0.00	0.0%	Estimated Sales Tax Savings from direct owner purchase items. Entered as a negative value.
SUBTOTAL "B"	\$2,742,470.93		Subtotal "B" = Subtotal "A" minus Sales Tax Recovery
Insurance and Bonds			
CM Payment & Performance Bonds	\$38,000.00	1.1%	100% Performance Bond and a 100% Labor and Material Payment Bond each in an amount equal to the total cost, inclusive of the Construction Manager's fees.
General Liability Insurance	\$53,000.00	1.5%	Construction Manager's casualty insurance is set at a fixed rate of the total cost, inclusive of the Construction Manager's fees.
Builders Risk Insurance	\$0.00	0.0%	
SUBTOTAL "C"	\$2,833,470.93		Subtotal "C" = Subtotal "B" + Insurance and Bonds
Construction Manager's Fees			
Pre-Construction Phase Fee	\$0.00	0.0%	Construction Manager Staffing Costs. See attached breakdown.
Construction Phase Fee	\$285,725.23	8.3%	Construction Manager Staffing Costs. See Attachment 3 for detailed breakdown.
Overhead and Profit	\$171,384.40	5.0%	Overhead and Profit as a Fixed Percentage of the total Cost.
SUBTOTAL "D"	\$3,290,580.57		Subtotal "D" = Subtotal "C" + Construction Manager Fees
Contingency	\$137,107.52	4.0%	
Total Cost	\$3,427,688.09		

Attachment 1 - Construction Cost Breakdown

Project: 2023-029177 Melissa's Place Crawl Space Repairs (Phase 2)
Robling Architecture Construction, Inc.

Date: July 1, 2025
Drawing Set: Phase 2 Repairs

CSI DIV.	Trade / Bid Package Description		DIV. TOTAL	REMARKS
	GENERAL CONDITIONS	\$182,861.53	\$182,861.53	See Attachment 2
002	EXISTING CONDITIONS		\$18,000.00	
02.1	Crawlspace Debris Removal	\$0.00		Included with Item 03.1
02.2	Saw-cut floor slab for crawl space access (Allowance)	\$0.00		Included with Item 03.1, Est. Quantity = 6-8 locations
02.3	Flooring Removal	\$18,000.00		
003	CONCRETE		\$578,150.00	
03.1	Joist Repairs, Debris Removal	\$565,750.00		Foundation Professionals of Florida "Phase 1" Proposal
03.2	Repair floor slab at crawl space access openings (Allowance)	\$10,000.00		Est. Quantity = 10 locations
03.3	Saw-cut, repair sidewalk for drainage installation	\$2,400.00		
004	MASONRY		\$50,000.00	
04.1	CMU Repairs & Grout	\$50,000.00		Allowance
005	STEEL		\$829,348.00	
05.1	Jacks/beams, including footings	\$822,148.00		Foundation Professionals of Florida "Phase 2" Proposal
05.2	Remove, Reinstall Aluminum Ramps	\$3,000.00		To access existing crawlspace vent openings
05.3	SS Vent Covers	\$4,200.00		For (7) existing vent openings
006	WOOD, PLASTICS & COMPOSITES		\$30,500.00	
06.1	Quarter-round molding (Allowance)	\$30,500.00		At wood wall base, 24 apartments
007	THERMAL & MOISTURE PROTECTION		\$579,263.00	
07.1	Modify Downspouts	\$13,045.00		Hi-Tech Roofing
07.2	Spray-Foam Insulation (all areas)	\$135,980.00		Southern Foam
07.3	Encapsulate & Dehumidify Crawl Space	\$430,238.00		Foundation Professionals of Florida "Phase 3" Proposal
008	OPENINGS		\$2,200.00	
08.1	Replace Door Frames	\$2,200.00		Apt. 114 & 141 entry, including drywall, framing repair
009	FINISHES		\$171,188.40	
09.1	Interior Painting (Allowance)	\$6,000.00		Touch-up only, for walls affected by the work
09.2	Exterior Painting (Allowance)	\$4,000.00		Around temp. vent openings and modified downspouts
09.3	Stucco Repairs (Allowance)	\$5,000.00		Around temp. vent openings and modified downspouts
09.4	Replace LVT Flooring	\$148,288.40		Brian's Carpet
09.5	LVT Floor Prep	\$7,900.00		Vapor Barrier Allowance
010	SPECIALTIES		\$0.00	
011	EQUIPMENT		\$0.00	
11.1	Demhumidifiers	\$0.00		Included with Item 07.3
012	FURNISHINGS		\$0.00	
014	ELEVATOR		\$0.00	
021,022,023	MECHANICAL		\$17,600.00	
22.1	Condensate Drain Piping for Dehumidifiers	\$17,600.00		Allowance, pending final locations of dehumidifiers.
026,027,028	ELECTRICAL		\$0.00	
26.1	Power for Dehumidifiers	\$0.00		Included with Item 07.3
031,032,033	SITE WORK		\$283,360.00	
32.1	Storm Drainage Improvements	\$226,870.00		WBI
32.2	Fill & Grading Around Building (Allowance)	\$30,000.00		
32.3	Sod Repair (Allowance)	\$10,500.00		Odums
32.4	Clean Existing Drainage Structures	\$7,000.00		
32.5	Dewatering (Allowance)	\$8,990.00		If required

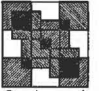
Attachment 2 - Reimbursable General Conditions

Project: 2023-029177 Melissa's Place Crawl Space Repairs (Phase 2)

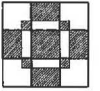
Date: June 5, 2025

Drawing Set: Phase 2 Repairs

Description	Unit	Unit Cost	Quantity	Total Cost
Temporary Facilities				
Field Office - Mobilization/Demobiliz.	LS	\$ -	0	\$ -
Field Office - Rental	MO	\$ -	0	\$ -
Field Office - Sewer Holding Tank	MO	\$ -	0	\$ -
Temporary Toilets (Qty 3)	MO	\$ 600.00	8	\$ 4,800.00
Copier / Scanner / Fax	LS	\$ -	0	\$ -
Job Site Office Supplies	MO	\$ 75.00	8	\$ 600.00
Furniture / Equipment	LS	\$ -	0	\$ -
Storage Container - Delivery/Pick-up (qty=1)	EA	\$ 900.00	1	\$ 900.00
Storage Container - Rental (qty=1)	MO	\$ 300.00	8	\$ 2,400.00
Temporary Construction				
Temporary Power - Hookups	LS	\$ -	0	\$ -
Temporary Electric - Consumption	MO	\$ -	0	\$ -
Temporary Water - Hookups	LS	\$ -	0	\$ -
Temporary Water - Consumption	MO	\$ -	0	\$ -
Temporary Lighting (Crawl Space)	LS	\$ 1,500.00	1	\$ 1,500.00
Temporary Construction Fence (4' orange fence)	LS	\$ 2,500.00	1	\$ 2,500.00
Access Road	LS	\$ -	0	\$ -
Repair Road	LS	\$ -	0	\$ -
General Labor/Carpentry	MH	\$ 40.00	200	\$ 8,000.00
Furniture Moving, Temporary Storage	LS	\$ 16,000.00	1	\$ 16,000.00
Job Site Signs	LS	\$ 600.00	1	\$ 600.00
Building Protection, Temporary Barriers	LS	\$ 4,000.00	1	\$ 4,000.00
Engineering & Layout				
Surveying (layout & as-builts)	LS	\$ 18,500.00	1	\$ 18,000.00
Engineering - FPoF	LS	\$ 45,000.00	1	\$ 45,000.00
Soil Testing - FPoF (Limited Geotech / Hand Auger)	LS	\$ 1,500.00	1	\$ 1,500.00
Material Testing - By Owner	LS	\$ -	0	\$ -
GPR, Underground Utility Locates	LS	\$ 2,500.00	1	\$ 2,500.00
MOT	LS	\$ 2,500.00	1	\$ 2,500.00
Clean Up				
Trash Removal (Dumpsters - Big Dog Express)	EA	\$ 660.00	30	\$ 19,800.00
General Site Cleaning, Labor	MO	\$ 1,720.00	9	\$ 15,480.00
Final Cleaning, Pressure Washing	LS	\$ 18,000.00	1	\$ 18,000.00
Equipment & Communications				
Equipment Rental, Vehicles, Fuel	MO	\$ 500.00	8	\$ 4,000.00
Fire Protection	LS	\$ 200.00	1	\$ 200.00
First Aid	LS	\$ 200.00	1	\$ 200.00
Small Tools	MO	\$ 300.00	8	\$ 2,400.00
Cellular Communications (2 Phones)	MO	\$ 180.00	8	\$ 1,440.00
Safety/PPE	MO	\$ 150.00	8	\$ 1,200.00
Construction Management Software (Procore)	MO	\$ 3,427,688.09	0.150%	\$ 5,141.53
Services				
Aerial Photos	MO	\$ -	0	\$ -
Postage	MO	\$ 75.00	8	\$ 600.00
Printing	LS	\$ 1,600.00	1	\$ 1,600.00
Permit Fees	LS	\$ -	0	\$ -
Records Drawings, Closeout Documents	LS	\$ 2,000.00	1	\$ 2,000.00
Total Reimbursable G. C. 's				\$ 182,861.53



Colomé & Associates, Inc.
AA 0003439
330 34TH STREET
WEST PALM BEACH
FLORIDA 33407
(561) 833-9147
architect (Robert A. Colomé)
P.E. (Robert A. Colomé)

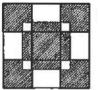


**P. B. C. MELISSA'S PLACE
CRAWL SPACE REPAIR**

PHO PROJECT # 2025-0807
1749 E. MAIN ST

PAINEE
FLORIDA 33476

PROJ. NO.
20034



SHEET TITLE:
FLOOR PLAN

REVISIONS:

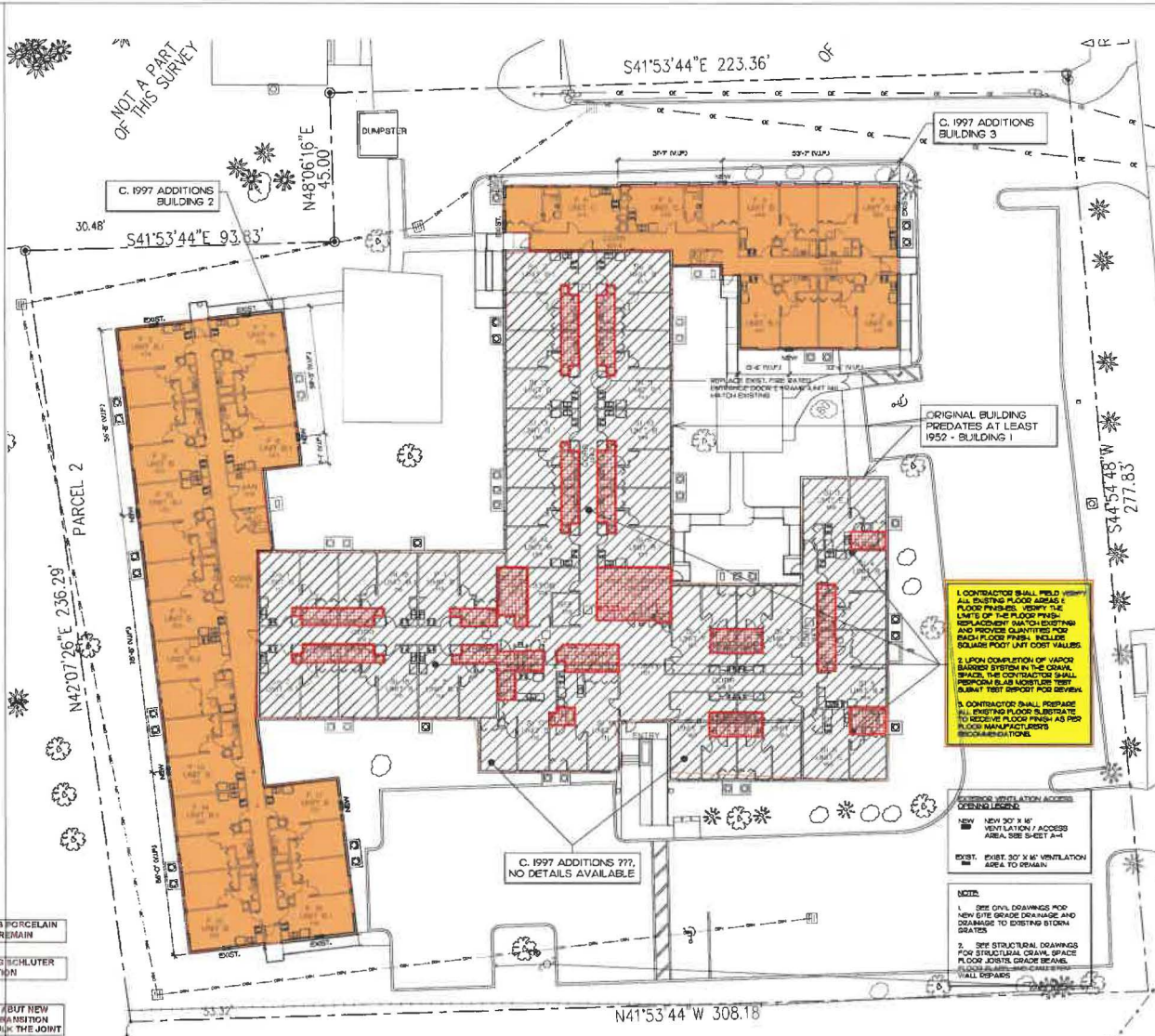
NO. 1
DATE
4-28-2024
DRAWN BY:
EVM
CHECKED BY:
EAC

SHEET
NUMBER:

A-3

PHASE 2 - WORK

SCALE: 1/8"=1'-0"



- NO FLOORING WORK IN THIS AREA
- EXISTING PORCELAIN FLOOR TILE TO REMAIN. NO NEW WORK
- REPLACE EXISTING LVT "FLOATING" FLOOR. REFER TO SCOPE OF WORK NOTES BELOW

FLOOR REPLACEMENT SCOPE:

1. REMOVE EXISTING LVT PLANK FLOOR AND PLACE INTO DUMPSTER PROVIDED BY CONSTRUCTION MANAGER. EXISTING FLOORING IS MILLIKEN METRO PARK 7"x48" PLANK, CLICK-LOCK INSTALLATION. EXISTING FLOORING IS NOT GLUED.
2. PROVIDE NEW LVT PLANK FLOOR, TO BE INSTALLED IN THE SAME MANNER AS THE EXISTING FLOORING THAT WAS REMOVED. FLOORING SHALL BE MILLIKEN METRO PARK, PIKE, 208 ANTLER, CLICK-LOCK INSTALLATION. NO SUBSTITUTIONS UNLESS APPROVED PRIOR TO BIDDING.
3. EXISTING WOOD BASE TO REMAIN IN PLACE AND BE REUSED.
4. EXISTING SCHLUTER TRANSITION AT BATHROOM DOOR SHALL REMAIN IN PLACE. NEW LVT SHALL ABUT THE EXISTING TRANSITION AND THE JOINT SHALL BE CAULKED (CAULK COLOR SHALL BE SIMILAR TO FLOORING).
5. FLOORING CONTRACTOR SHALL INCLUDE COST FOR MOISTURE TESTING PER ASTM F2170, MINIMUM (18) LOCATIONS.

PHASING

THE WORK MAY NEED TO BE PHASED TO ACCOMMODATE THE FACILITY'S OPERATIONS. ACTUAL PHASING T.B.D.

ALLOWANCES / UNITS COSTS

EXTENT OF POSSIBLE FLOOR PATCHING/LEVELING IS UNKNOWN AT THIS TIME.

EXTENT OF POSSIBLE MOISTURE MITIGATION IS UNKNOWN AT THIS TIME.



TYPICAL TRANSITION AT TILED FLOOR

- EXISTING PORCELAIN TILE TO REMAIN
- EXISTING SCHLUTER TRANSITION
- REPLACE EXISTING LVT TO TRANSITION AND CAULK THE JOINT

FLOOR PLAN

DISCLAIMER: WARNING: THIS DOCUMENT IS EXEMPT AND CONFIDENTIAL FROM THE FLORIDA STATUTES. ANY ENTITY OR PERSONS POSSESSING SUCH INFORMATION SHALL MAINTAIN THE EXEMPT STATUS OF THE INFORMATION UNLESS OTHERWISE AUTHORIZED BY THE COUNTY. THESE DOCUMENTS SHALL NOT BE DISTRIBUTED, LOANED, OR COPIED WITHOUT THE WRITTEN PERMISSION OF THE COUNTY IN ACCORDANCE WITH THE RESIDENT PROVISIONS OF FLORIDA LAW. THE COUNTY MUST BE ADVISED IMMEDIATELY AS TO ANY CHANGES IN CUSTODIAN FROM THOSE PERSONS LISTED IN CORRESPONDENCE FOR ORIGINAL DISTRIBUTION OR IF THE DOCUMENTS ARE COPIED OR STOLEN UPON COMPLETION OF USE. WORK PROJECT OR CONTRACT. CONTRACTOR SHALL SHED OR BURN ANY ELEVATIC RECORDS.

COLOMÉ & ASSOCIATES, INC. RESERVES COPYRIGHT © 2025 AND PROHIBITS REPRODUCING THIS DOCUMENT TO THE ORIGINAL PURPOSE FOR WHICH THEY WERE PREPARED. REPRODUCTION OF ANY PARTS IS PROHIBITED. COPYRIGHT © COLOMÉ & ASSOCIATES, INC.

Project: 2023-029177 Melissa's Place Crawl Space Repairs (Phase 2)

Robling Architecture Construction, Inc.

Date: June 5, 2025

Drawing Set: Phase 2 Repairs

Bid Package: 07-00 00 Spray Foam Insulation

Vendor	<i>Southern Foam Insulation</i>		
Local			
SBE			
1.5" Spray Foam Insulation (pre-cast joist area)	\$63,100.00		
Intumescent Thermal Barrier (pre-cast joist area)	\$13,960.00		
1.5" Spray Foam Insulation (hollow-core area)	\$48,770.00		
Intumescent Thermal Barrier (hollow-core area)	\$10,150.00		
Total Base Bid	\$135,980.00		
<u>Post Bid Adjustments</u>			
Estimated escalation (outdate bid, updated bid pending)	\$0.00		
Adjusted Total	\$135,980.00		
Bond	\$0.00		
Total Bid	\$135,980.00		
Adjusted Bid with Local or SBE Preference			
<u>Alternates</u>			
<u>Unit Prices</u>			
Notes:			

SOUTHERN FOAM INSULATION

25+ YEARS OF EXPERIENCE
as Spray Foam & Block Foam Specialists



April 8, 2025
REVISED

Submitting a proposal for: **Melissa's Place - Crawl Space Repair - Pahokee, FL**

Foam Insulation

SOUTHERN FOAM INSULATION, INC. proposes to furnish and install FOAM INSULATION at the above referenced jobsite for the following lump sum: **Labor and Material Complete**

Crawlspace Insulation:

Spray Polyurethane Closed Cell Foam applied at an average thickness to achieve 1.5-inches to the underside of the crawlspace as shown on A-1.....\$ 63,100.00

Intumescent Thermal Barrier applied per manufacturer's specifications over the foam, if required by code, add.....\$ 13,960.00

ADD 1997 Addition Crawlspace Insulation:

Spray Polyurethane Closed Cell Foam applied at an average thickness to achieve 1.5-inches to the underside of the crawlspace as shown on A-1.....\$ 48,770.00

Intumescent Thermal Barrier applied per manufacturer's specifications over the foam, if required by code, add.....\$ 10,150.00

NOTE: Access into areas labeled "No Access" to be provided by others.

NOTE: Debris removal is excluded. There must be a minimum of 2'ft clear for spray foam application.

NOTE: Pricing is reflective of most recent material pricing from the manufacturer.

NOTE: Logistics of working in an open air environment for wind protection from overspray of foam have been factored into the scope of this proposal.

NOTE: All lifts and hoisting of material has been factored into the scope of this proposal.

NOTE: Includes protection of adjacent surfaces in sequence.

NOTE: Protection of any pipe, conduit, ducts, etc (any other MEP or framing work, including fire pipe) is not included in the scope of this proposal.

Initial: _____

SOUTHERN FOAM INSULATION

25+ YEARS OF EXPERIENCE
as Spray Foam & Block Foam Specialists



NOTE: A sequencing meeting will be required at time of contract.

NOTE: Permit Set of plans dated 04.26.24 Reviewed.

NOTE: Pricing includes up to two (2) mobilization(s) to complete entire scope. Pricing excludes payment and performance bonds and any OCIP/CCIP costs.

NOTE: Pricing is based on this document becoming an Exhibit, Attachment or being incorporated into the Contract Documents, including but not limited to the attached Terms and Conditions.

NOTE: Clips, supports, hangars, sleeves and other attachments to the substrates to receive spray applied foam, fiber or thermal insulation coatings may be placed by other trades prior to the application of insulating materials, however, the installation of ducts, piping, conduit or other suspended equipment must not take place until the application of the insulating materials is complete in that area. Alterations to this sequencing / scheduling will result in additional charges for reduced production rates of up to \$1,000/day.

This price is lump sum for all labor and materials. This price is good for thirty - (30) days from date of quote. Acceptance authorizes Southern Foam Insulation, Inc. to purchase materials to prepare for work.

****PLEASE SIGN AND RETURN A COPY OF ALL PAGES OF THIS PROPOSAL****

If you have any questions, please feel free to call.

Respectfully submitted by:

George Helmer

George Helmer, Senior Estimator
SOUTHERN FOAM INSULATION, INC.
estimating@southernfoaminsulation.com
Office 407-654-1251



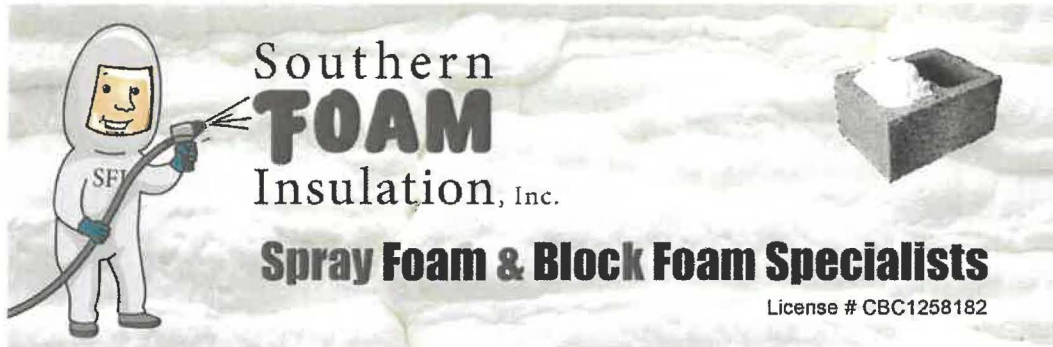
Proposal Accepted by: _____ Date: _____

Signature: _____

Print Name/Title: _____

Company Name: _____

Page 2 of 4



**SES NEXSEAL CLOSED CELL SPRAY FOAM
INSULATION AND NO-BURN PLUS
ThB THERMAL BARRIER**

FOR

**ROBLING ARCHITECTURE CONSTRUCTION, INC.
101 WALKER AVENUE
GREENACRES, FL 33463**

PROJECT

**MELISSA'S PLACE - CRAWL SPACE REPAIR
1749 EAST MAIN STREET
PAHOKEE, FL 33476**

SES & NO-BURN SUPPLIED AND INSTALLED BY

**SOUTHERN FOAM INSULATION, INC.
3882 CENTER LOOP
ORLANDO, FL 32808
PHONE: 407-654-1251**

Nexseal™ 2.0

Spray Foam Insulation

Division 7: Thermal & Moisture Protection



Product Description:

Nexseal™ 2.0 spray foam insulation is a spray-applied, two component, closed cell polyurethane foam insulation system compliant with ASTM C-1029 Type II foams. The product is formed by the reaction of proprietary resin blend and polymeric methylene diphenyl diisocyanate. The resin blend is comprised of Polyols, additives, fire retardants and Solstice LBA by Honeywell, which is based on hydrofluoroolefin (HFO) technology.

The spray applied nature of Nexseal™ 2.0 spray foam allows the material to flow into voids and seal cracks, expanding to form a monolithic structure with high R-value (resistance to heat flow). Nexseal™ 2.0 spray foam can form various control layers for buildings and structures: insulation, air barrier, moisture retarder and weather barrier.

Product Uses:

Cold Storage	Walls	Attics
Crawlspaces	Tanks	Pipe Insulation
Exterior Applications	Ducts	Foundations
Concrete Slab		

Typical Physical Attributes:

Property [†]	Test Method	Value
Apparent Density	ASTM D-1622	2 lbs/ft ³ (nominal)
R-value (aged)	ASTM C-518	7.2 R/in
Compressive Strength	ASTM D-1621	nom. 25 lbs/in ²
Tensile Strength	ASTM D-1623	nom. 50 lbs/in ²
Closed Cell Content	ASTM D-6226	> 90% (vol.)
Water Absorption	ASTM D-2842	< 2%
Water Vapor Permeance	ASTM E-96	< 2 perm-inches
Fungi Resistance	ASTM C-1338	No growth
Flame Spread Index	ASTM E-84	< 25
Smoke Developed Index	ASTM E-84	< 450
Dimensional Stability, -20°F	ASTM D-2126	< 5% Change
Dimensional Stability, +200°F	ASTM D-2126	< 10% Change
Dimensional Stability, +158°F & 100%RH	ASTM D-2126	< 10% Change
Ignition Barrier	ICC ES AC377 Appendix X	Pass no coating
Thermal Barrier	NFPA 286	Pass DC315 89 ft ² /gal
Global Warming Potential	n/a	1

[†] These values are typical. However values will vary and should not be considered part of the product specifications. It is imperative that the trained applicator read and understand this technical datasheet and SDS to process the material correctly and understand environmental and equipment limitations.

ASTM E-84:

Nexseal™ 2.0 spray foam is an ASTM E-84 (NFPA 255, UL723) class 1 (Class A) spray foam insulation.

Flame Spread Index <25

Smoke Developed Index <450

Thickness 4 inches

These numerical flame spread values are not a true reflection on how this or any material will perform in actual fire conditions.

Thermal Barriers:

Nexseal™ 2.0 spray foam must be separated from the interior of the building (occupied space) by an approved 15 minute thermal barrier such as ½" inch gypsum board or other equivalent material. Consult local building codes for requirements and restrictions.

Chemical Attributes:

Component	Viscosity (25°C)	Density
Isocyanate	200 cps	10.3 lbs/gal
Resin	700 cps	10.3 lbs/gal

Storage & Shelf Life:

Nexseal™ 2.0 spray foam components have an optimal shelf life of 6 months when stored in unopened containers at temperature between 50 – 70°F. Excessively high temperatures may reduce optimal shelf life. Store material at 70 – 90°F for 48 hours prior to application of the product.

Environmental Considerations:

Nexseal™ 2.0 spray foam insulation is available in two grades for various environmental conditions:

**AMBIENT & SUBSTRATE
TEMPERATURE**

Regular	Winter
50 - 110°F	30 - 80°F

Wind speeds in excess of 10 mph may cause loss of exotherm or cause overspray onto adjacent objects or structures. It may be necessary to use wind screens.

Substrate Preparation:

All surfaces must be clean and dry, free of dirt, oil, solvents, grease and loose particles for optimal adhesion. Nexseal™ 2.0 spray foam bonds tenaciously to most clean substrates. Moisture content of wood products should be < 18% and concrete must age at least 28 days before application of Nexseal™ 2.0 spray foam can occur. Consult SES Foam for specific recommendations on primers or substrates.

Service Temperature:

Nexseal™ 2.0 spray foam insulation is designed to be used in ambient temperatures from -40°F and 180°F, 220°F intermittent. It is strongly recommended that test sprays be conducted before installation for use in extreme temperatures.

SPF Processing Parameters:

Nexseal™ 2.0 spray foam is designed to be applied by trained contractors using high pressure, plural component spray proportioners. The spray proportioner must be able to maintain the designed temperature and pressure for Nexseal™ 2.0 spray foam products:

A/B/Hose Temperature	120 - 140°F
A/B Dynamic Pressure	1000 - 1500 lbs/in ²

Optimal spray settings will vary with proportioner, hose dimensions, gun configuration and ambient conditions. It is critical for sprayers to understand the limitations associated with their equipment.

Pass thickness:

Nexseal™ 2.0 spray foam should be applied at a minimum thickness of ½ inch and a maximum thickness of 4 inches. If greater than 2 inch thickness is desired, sprayers should wait a minimum of 10 minutes between passes. For substrates with sensitivity to heat like plastic or metal, tests should be done to understand the effect of the SPF exotherm on the material. In some cases putting on a flash coat first is recommended to prevent any adverse effects on the substrates.

Safety and Handling Information:

It is critical to read and become familiar with the Safety Datasheets prior to working with Nexseal™ 2.0 spray foam liquid components. During application respiratory protection is required for the applicator and bystanders or helpers. For more information consult Safety Datasheets, www.sesfoam.com, or www.spraypolyurethane.org

Certified Installers:
Southern Foam Insulation, Inc.
3882 Center Loop
Orlando, FL 32808
407-654-1251

The descriptions, data, designs and information contained herein are presented in good faith and believed to be accurate. This information is provided for guidance ONLY. Many factors will affect the processing or application of SES Foam LLC products, it is necessary that you make tests to determine ultimate suitability for SES Foam LLC products for your particular application. No warranties of any kind, either expressed or implied, including warranties of merchantability or fitness for a particular purpose, are made regarding products described, data or designs presented. In no case shall the descriptions, information, data or designs provided be considered a part of our terms and conditions of sale. All information and technical assistance is given without warranty or guarantee and is subject to change without notice. You expressly agree to release SES Foam LLC from all liability in tort or contract based on the technical information provided. All such information is accepted at your own risk.



PRODUCT DESCRIPTION

No-Burn Plus ThB is an International Building, International Residential, and National Fire Protection Association Life Safety 101 thin film intumescent coating. When exposed to high temperatures and flame, Plus ThB intumesces creating a char-barrier protecting treated substrates from fire. Manufactured in compliance with ISO 9001, as a certified intumescent coating, Plus ThB is applied to spray polyurethane foam insulation, achieving the fire performance prescribed.

ABOUT US

No-Burn intumescent coatings provide the high-performance, code-compliant fire protection needed in new and existing residential and commercial construction. In the presence of extreme heat or fire, intumescent coatings char and swell up to multiple times their original thickness, which shields the substrate and significantly reduces its rate of combustion.

Designed with the professional in mind, our simple one-coat spray application achieves the code compliance you need with a water-based, low VOC emission formula, available in white and tinted coloring.

PRODUCT SPECIFICATIONS

Color: White/Gray/Tinted

[Intumescent Color Wheel & Tinting](#)

White	Gray	Tinted
-------	------	--------

Finish: Flat

pH: 7-8

Application: [Best Practices for Application](#)

Film Thickness: Reference Code and Compliance Report

Dry Time: 60-90 minutes

Overcoat: Water-based with pH of 7-8

Safety: [Plus ThB Safety Data Sheet \(SDS\)](#)

VOC Content: 18 g/L

VOC Emissions: [CDPH \(CA Spec 01350\) Compliant](#)



PACKAGING/STORAGE

Pails: 5 gallons (19 L), 58.5 lbs.

Drums: 55 gallon drum (208 L), net 45 gallons (170 L) 586.5 lbs.

Shelf Life: 12 months in unopened sealed containers, properly stored

Storage: 40°F (4°C) – 90°F (32°C)

[Best Practices for Safe Handling & Storage](#)

PLUS ThB

Code Requirement	Compliance
Thermal Barrier Assembly	15 minutes: ER-305 , TER 1905-03
Ignition Barrier Assembly	5+ minutes: ER-305 , TER 1905-03
Exterior Rated Wall Assembly	Intertek Design Listing: BASF/FI 30-09
Interior Finish	FS 0 SD 10, Class A
Vapor Retarder	5 perms, Class III
USDA Incidental Food Contact	ANSI/NSF 51 Food Zone Materials

Certified Installer:
Southern Foam Insulation, Inc.
3882 Center Loop
Orlando, FL 32808
407-654-1251

Code-compliant solutions. Life-saving protection.

No-Burn, Inc.

SALES INFORMATION AND ORDER PLACEMENT

1-800-989-8577

TECHNICAL INFORMATION

1-800-989-8577

www.noburn.com

TRADEMARKS No-Burn, No-Burn logo and Fire Wise are trademarks owned by or licensed to No-Burn, Inc.

LIMITED WARRANTY No-Burn, Inc. warrants that the No-Burn formula will be manufactured to the same specifications and quality, and will perform equally to the tests performed by the independent laboratories when properly applied. Warranty coverage is limited solely to the cost of product purchased hereunder and specifically excludes incidental expenses and consequential damages. The applicator warrants that the product, in its original form from the Manufacturer, will be stored, mixed and/or applied as directed in the guidelines published by No-Burn, Inc., to every reasonably accessible area that has been specified for protection. All implied warranties, from No-Burn, Inc. or the applicator are excluded. There may be situations and materials for which No-Burn will not prevent a fire from igniting or retard the progress of a fire.

POLICY & PROCEDURES All sales of this product by No-Burn, Inc. are subjected to our Policy & Procedures available at <https://www.noburn.com/policies-procedures/>

UPDATES AND CURRENT INFORMATION Revised 10-Nov-2021. The information in this document may change without notice.

© 2021 No-Burn, Inc.



Made In the USA



SUBMITTAL SHEET



Find us in

MasterSpec®

Powered by Deltek Specpoint®

SECTION 072119 - FOAMED-IN-PLACE INSULATION
PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Closed-cell spray polyurethane foam insulation.
2. Open-cell spray polyurethane foam insulation.
3. Accessories including thermal barrier and ignition barrier coatings.

B. Related Requirements:

1. Section 072100 "Thermal Insulation" for foam-plastic board insulation.
2. Section 075700 "Coated Foamed Roofing" for spray polyurethane foam insulation used for roofing applications.

1.2 ACTION SUBMITTALS

A. Product Data: For each type of product.

B. Sustainable Design Submittals:

1. Product Data: For paints and coatings, indicating VOC content.
2. Evaluation Reports or Certificates: For paints and coatings, indicating compliance with requirements for low-emitting materials.

1.3 INFORMATIONAL SUBMITTALS

A. Test and Evaluation Reports:

1. Product Test Reports: For each product, for tests performed by qualified testing agency.
2. Research Reports:
 - a. For spray-applied polyurethane foam-plastic insulation, from [an agency acceptable to authorities having jurisdiction] [ICC-ES] [UES/IAPMO] [DrJ TER] <Insert evaluation agency> showing compliance with <Insert requirement>.
 - b. For fire-protective coatings applied to spray-applied polyurethane foam-plastic insulation, from [UES/IAPMO] [DrJ TER] [Intertek] <Insert evaluation agency> showing compliance with <Insert requirement>.

B. Field Quality-Control Submittals:

1. Field quality-control reports for foamed-in-place insulation.

C. Qualification Statements: For Installer.

1.4 QUALITY ASSURANCE

- A. Installer Qualifications: A[n authorized] representative who is trained on applications of spray-applied polyurethane foam-plastic insulation and intumescent coatings, or similar product types [and approved by manufacturer].

PART 2 - PRODUCTS

2.1 CLOSED-CELL SPRAY POLYURETHANE FOAM INSULATION

- A. Closed-Cell Spray Polyurethane Foam: ASTM C1029, Type II, minimum density of [1.5 lb/cu. ft. (24 kg/cu. m)] <Insert density> and minimum aged R-value at 1-inch (25.4-mm) thickness of 6.2 deg F x h x sq. ft./btu at 75 deg F (43 K x sq. m/W at 24 deg C).

1. Manufacturers: Subject to compliance with requirements, provide products by one of the following:

- a. BASF Corporation.
- b. Carlisle Spray Foam Insulation.
- c. Demilec; a brand of Huntsman Building Products.
- d. Gaco Western LLC.
- e. Icynene; a brand of Huntsman Building Products.
- f. Johns Manville; a Berkshire Hathaway company.
- g. Lapolla; a brand of Huntsman Building Products.
- h. SWD Urethane Company.
- i. SES Nexseal Closed Cell SPF.

2. Surface-Burning Characteristics: Comply with ASTM E84; testing by a qualified testing agency. Identify products with appropriate markings of applicable testing agency.

- a. Flame-Spread Index: [25] [75] <Insert value> or less.
- b. Smoke-Developed Index: [450] <Insert value> or less.

3. Fire Propagation Characteristics: Passes [NFPA 285] [and] [NFPA 276] testing as part of an approved assembly.

2.2 OPEN-CELL SPRAY POLYURETHANE FOAM INSULATION

- A. Open-Cell Spray Polyurethane Foam: Spray-applied polyurethane foam using water as a blowing agent. Minimum density of [0.4 lb/cu. ft. (6.4 kg/cu. m)] <Insert density> and minimum aged R-value at 1-inch (25.4-mm) thickness of 3.4 deg F x h x sq. ft./btu at 75 deg F (24 K x sq. m/W at 24 deg C).

1. Manufacturers: Subject to compliance with requirements, provide products by one of the following:

- a. BASF Corporation.
- b. Carlisle Spray Foam Insulation.
- c. Demilec; a brand of Huntsman Building Products.
- d. Gaco Western LLC.
- e. Icynene; a brand of Huntsman Building Products.
- f. Johns Manville; a Berkshire Hathaway company.
- g. Lapolla; a brand of Huntsman Building Products.
- h. SWD Urethane Company.
- i. SES EasySeal 0.5 Open Cell SPF.

2. Surface-Burning Characteristics: Comply with ASTM E84; testing by a qualified testing agency. Identify products with appropriate markings of applicable testing agency.

- a. Flame-Spread Index: [25] [75] <Insert value> or less.
- b. Smoke-Developed Index: [450] <Insert value> or less.
3. Fire Propagation Characteristics: Passes [NFPA 285] [and] [NFPA 276] testing as part of an approved assembly.

2.3 ACCESSORIES

- A. Thermal Barrier Coating: Fire-protective intumescent coating formulated for application over polyurethane foam plastics, compatible with insulation, and passes NFPA 286, FM 4880, UL 1040, or UL 1715 testing as part of an approved assembly.

1. Basis-of-Design Product: Subject to compliance with requirements, provide No-Burn, Inc.; Plus ThB intumescent coating.

2. Performance Criteria:

- a. Finish: Flat.
- b. Color: [White] [Gray] [Tinted].
- c. VOC Content: 18 g/L or less of water in accordance with EPA 24.
- d. Solids by Volume: 70 percent.

3. Surface-Burning Characteristics: Comply with ASTM E84; testing by a qualified testing agency. Identify products with appropriate markings of applicable testing agency.

- a. Flame-Spread Index: 25 or less.
- b. Smoke-Developed Index: [50] [450] <Insert value> or less.

4. Fire Propagation Characteristics: Passes NFPA 285 testing as part of an approved assembly.

5. Topcoat: As recommended in writing by intumescent thermal barrier manufacturer as compatible with substrate materials.

- a. Decorative Topcoat: 6- to 8-mil (0.15- to 0.20-mm) thick, water-based latex-based paint for interior conditioned spaces recommended in writing by intumescent thermal barrier manufacturer as compatible with substrate materials.

- b. Protective Topcoat, Interior: 6- to 8-mil (0.15- to 0.20-mm) thick, exterior topcoat, VOC compliant, for interior unconditioned spaces subject to constant high humidity, condensation, or direct contact with moisture.

- c. Protective Topcoat, Exterior: 6- to 8-mil (0.15- to 0.20-mm) thick, continuous insulation exterior topcoat as a component of exterior wall systems as indicated by Intertek Design Listing BASF/FI 30-09 when installed behind approved claddings.

- B. Ignition Barrier Coating: Fire-protective coating formulated for application over polyurethane foam plastics, compatible with insulation, and in compliance with ICC-ES AC308, Appendix X. Products identified with testing agency markings.

1. Basis-of-Design Product: Subject to compliance with requirements, provide No-Burn, Inc.; Plus ThB.

2. Performance Criteria:

- a. Finish: Flat.
- b. Color: [White] [Gray] [Tinted].

- c. VOC Content: 18 g/L or less of water in accordance with EPA 24.

- d. Solids by Volume: 60 to 70 percent.

3. Surface-Burning Characteristics: Comply with ASTM E84; testing by a qualified testing agency. Identify products with appropriate markings of applicable testing agency.

- a. Flame-Spread Index: 25 or less.
- b. Smoke-Developed Index: 50 or less.

4. Topcoat: As recommended in writing by intumescent thermal barrier manufacturer as compatible with substrate materials.

- a. Decorative Topcoat: 6- to 8-mil (0.15- to 0.20-mm) thick, water-based latex-based paint for interior conditioned spaces recommended in writing by intumescent thermal barrier manufacturer as compatible with substrate materials.

- b. Protective Topcoat, Interior: 6- to 8-mil (0.15- to 0.20-mm) thick, heavy-duty protective topcoat, VOC compliant, for interior unconditioned spaces subject to constant high humidity, condensation, or direct contact with moisture.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine substrates and conditions for compliance with manufacturer's requirements for surface treatments, maximum moisture content, and other conditions affecting performance of the Work.

- B. Proceed with coating application only after unsatisfactory conditions have been corrected and surfaces are dry.

3.2 PREPARATION

- A. Verify that substrates are clean, dry, and free of substances that are harmful to insulation.

3.3 INSTALLATION

- A. Comply with insulation manufacturer's written instructions applicable to products and applications.
- B. Spray insulation to envelop entire area to be insulated and fill voids.
- C. Do not exceed maximum thicknesses recommended by manufacturer. Do not spray into rising foam.
- D. Framed Construction: Install into cavities formed by framing members to achieve thickness indicated on Drawings.
- E. Cavity Walls: Install into cavities to [thickness indicated on Drawings] [fully fill void].
- F. Miscellaneous Voids: Apply in accordance with manufacturer's written instructions.
- G. Apply fire-protective intumescent coatings in accordance with manufacturer's written instructions and to comply with requirements for listing and labeling for fire-propagation characteristics and surface-burning characteristics specified.

1. Use equipment and techniques best suited for substrate and type of material applied as recommended by coating manufacturer.
2. Apply coatings to prepared surfaces as soon as practical after preparation and before subsequent surface soiling or deterioration.
3. Apply coatings to produce surface films without holidays, laps, brush marks, roller tracking, runs, sags, ropiness, or other surface imperfections. Produce sharp lines and color breaks.

3.4 FIELD QUALITY CONTROL

- A. Continuously monitor wet film thickness (WFT) by performing periodic checks to ensure correct thicknesses are applied.

1. Measuring Thickness:

- a. Install medallions prior to applying intumescent thermal barrier coating to measure wet film thickness and dry film thickness.
- b. Perform thickness measurements by measuring representative sample of installed intumescent coating material by means of calipers, optical comparators, or similar devices.

3.5 PROTECTION

- A. Protect installed insulation from damage due to harmful weather exposures, physical abuse, and other causes.

END OF SECTION 072119



Made in the USA



SUBMITTAL SHEET

Project: 2023-029177 Melissa's Place Crawl Space Repairs (Phase 2)

Date: June 23, 2025

Robling Architecture Construction, Inc.

Drawing Set: Phase 2 Repairs

Bid Package: 07-60 00 Downspouts

Vendor	<i>Hi-Tech Roofing</i>		
Local			
SBE	Yes		
Total Base Bid	\$11,545.00		
<u>Post Bid Adjustments</u>			
Offset/adjust downspouts (if needed, to align with drainage stub-ups)	\$1,500.00		
Adjusted Total	\$13,045.00		
Bond	\$0.00		
Total Bid	\$13,045.00		
Adjusted Bid with Local or SBE Preference			
<u>Alternates</u>			
Alternate 1			
Alternate 2			
<u>Unit Prices</u>			
Unit Price 1			
Unit Price 2			
Notes:			

Project Name: Melissa's Place (Royal Palm Lakes Apartments) – Downspout Rework (REV 3/28/25)
Project Address: 1749 E Main Street, Pahokee, FL 33476



June 29, 2023

Brian Allen
Robling Architecture
101 Walker Ave
Greenacres, FL 33463

Service Work Authorization

Scope of Work: Downspout Rework

1. Cut THIRTY (30) downspouts to allow for the underground drainage to be installed.
 - a. Proposal assumes that no more than the bottom 3' of the existing downspouts will be cut.
2. Furnish and Install THIRTY (30) new 4" x 5" downspout sections and elbows to make the final connection to the underground drainage system. (Color to match the existing color as close as possible)
 - a. Includes installing Fernco Flexible PVC Qwik Caps.
 - i. PVC pipe assumed to have a diameter of less than 8".

Notes and Exclusions

- A. Proposal assumes TWO (2) mobilizations; one for demoing the bottom section of downspout and one for installing the new downspout sections after the underground drainage scope of work is completed.
- B. Proposal specifically excludes labor and materials for the storm drainages system components that are not specifically mentioned in the Scope of Work in this proposal.
- C. Permits and/or fees are not included in this proposal, if required.
- D. Owner to allow access to the building for repair operations.
- E. All structural cutting is to be by others.
- F. All concealed conditions are to be dealt with via change order if necessary.
- G. All wood blocking, louvers, stucco, fascia, sub fascia, painting, fire stopping, caulking, waterproofing, curbs and penetrations to be provided by others unless otherwise noted in this proposal.
- H. This proposal excludes metal soffits, trellises, awnings and all sheet metal that is not a part of our proposed roofing system.
- I. All metal and waterproofing, not associated with the roofing system, are specifically excluded from this proposal.
- J. Any item not specifically stated in the above scope of work are not included in this proposal.
- K. This quote is valid for thirty (30) days, subject to renewal. Because of market fluctuations, the price and availability of roofing products, insulation products, as well as some sheet metal products are subject to sudden and significant changes, and firm pricing cannot be held by suppliers.
- L. There are no warranties of any nature in connection with this repair work. Customer understands that the Contractor cannot guarantee that the area repaired is the only area where repairs may be necessary. Additional repairs will be performed on a Time and Material basis. It is understood and agreed that Hi-Tech Roofing (and Hi-Tech Roofing's insurer) will be held harmless for alleged or actual damages/claims as a result of mold, algae, or fungus. It is understood that Hi-Tech Roofing and our insurer will exclude all coverage, including defense, damages related to bodily injury, property damage, and clean up expenses caused directly or indirectly in whole or in part for any action brought my mold, including fungus.

BASE BID - Total Price, Tax Included

-	Downspout Rework	\$ 11,545.00
---	------------------	--------------

I understand that I am authorizing a state licensed roofing contractor to perform work and/or repairs on the above listed property(s). Furthermore, the undersigned duly pledges he/she is authorized to request and consent to said work and/or repairs. All work shall be billed in accordance with this agreement. All work or mobilizations shall be billed on a Time and Material basis or as otherwise stated above. All billings will be done on a weekly basis with no retainage withheld. Payment in full is due one week after invoice date. Late payments in excess of ten (10) days after invoice date shall incur late charges and/or interest charges at the greater of the legally allowable rate or a minimum of 1.5% per month whichever is greater. In the event payment is not made, all fees incurred in collection, such as attorney fees, court costs, collection agencies are to be paid by signer or owner, including interest, and the entire principle will become due and payable on demand.

Jarred Follon

Authorized Signature

Project Manager

Title

6/29/2023

Date

Authorized Signature

Print Name

Title

Date

Project: 2023-029177 Melissa's Place Crawl Space Repairs (Phase 2)
Robling Architecture Construction, Inc.

Date: June 23, 2025

Drawing Set: Phase 2 Repairs

Bid Package: 9-6 Flooring Allowance

Vendor	<i>FlorTech</i>	<i>Brian's Carpet</i>	<i>O'Neill Brothers</i>	<i>Acousti-Engineering</i>
Square Feet				
SBE	yes	yes	yes	
Bond Rate				
Total Base Bid	\$133,721.00	\$136,690.00	\$171,480.00	\$354,990.00
<u>Post Bid Adjustments</u>				
Minor floor prep, feather finish	\$17,160.30	included		\$0.00
millwork rubber base board corridors	\$5,198.40	\$5,198.40		\$0.00
moisture testing	included	included		
Porcelain tile at Lobby (using existing material)	\$6,400.00	\$6,400.00		\$6,400.00
Adjusted Total	\$162,479.70	\$148,288.40	\$171,480.00	\$361,390.00
Bond	\$0.00	\$0.00	\$0.00	\$0.00
Total Bid	\$162,479.70	\$148,288.40	\$171,480.00	\$361,390.00
<u>Allowances</u>		0		
<u>Unit Prices</u>				
Notes:				

07.01.2025

Estimate**BRIAN'S CARPET & COMMERCIAL FLOORING, INC.**

5401 N. Haverhill Rd.
Suite 113
West Palm Beach, FL 33407

Date	Estimate #
5/29/2024	46995

Name / Address
Robling Architecture Const. Inc 101 Walker Ave. Greenacres, FL 33463

P.O. No.	Project
	24 Melissa's Place

Item	Description	Qty	Cost	Total
JOB NAME	Melissa's Place 1749 E Main Street Pahokee, FL			
SCOPE OF WORK	Furnish & install Milliken Metro Park Wood rigid core LVT flooring Floating installation, over visqueen vapor barrier			
FP-4	Floor Prep Labor & material Patch & skimcoat		8,305.00	8,305.00
MOISTURE TEST MOISTURE BAR...	Moisture Testing, 18 tests Ardex VB 100		3,380.00	3,380.00
LVT	Roll-on vapor barrier, if requested. ADD \$16,660.00 Milliken Metro Park Wood rigid core LVT flooring 6.2mm, 7x48 Floating installation		106,330.00	106,330.00
GENERAL CON...	Floor will not be installed under built-in cabinets General conditions		6,575.00	6,575.00
	Material & labor adjustment from original bid (est. August 2025 NTP)			\$12,100.00
Total				

Customer Signature

07.01.2025

Estimate**BRIAN'S CARPET & COMMERCIAL FLOORING, INC.**

5401 N. Haverhill Rd.
Suite 113
West Palm Beach, FL 33407

Date	Estimate #
5/29/2024	46995

Name / Address
Robling Architecture Const. Inc 101 Walker Ave. Greenacres, Fl. 33463

P.O. No.	Project
	24 Melissa's Place

Item	Description	Qty	Cost	Total
CLARIFICATIO...	<p>Per plans by Colome & Associates dated 4/26/24. This proposal includes all applicable Taxes & Insurance. P&P Bond Premium not included. All work to be performed with a single mobilization during normal service hours. If nights/weekend work is required, additional charges will apply. Proposal includes normal floor prep. Unforeseen conditions may appear following demolition. Pricing assumes subfloors to be clean, dry, smooth & level to within 3/16" in 10'. Moisture mitigation, floating & leveling to be performed on a time & material basis. Final floor prep requirements to be determined by existing conditions following demolition. This proposal is based on the cost as of the date of this proposal. We continue to incur increased materials, freight and fuel surcharges with very short notice. If price increases occur it will be necessary for us to adjust the cost of this proposal accordingly. Demolition of existing finishes, adhesives, mortars, epoxies, etc, by others. Final cleaning by others Drywall / Cement board repairs or installation by others. This quote is subject to manufacturer availability and production schedules. The receiving and/or storage of materials shall be the responsibility of Brian's Carpet but the buyer shall be responsible for payment of the materials once received at Brian's Carpet. Invoices for partial billing, where work spans more than 1 (one) month, shall be allowed by buyer.</p>			
			Total	\$136,690.00 \$124,590.00

Customer Signature _____



07.01.2025

Date: May 28, 2024

To: Robling Architecture Construction

Attn: Brian Allen

Project: Melissa's Place - Pahokee

FlorTech LLC proposes to furnish and install as per plans and specifications provided:

(LVT-1) Milliken, Metro Park Pike, 7" x 48" LVP, Color: Antler 208

\$113,720.37*

Notes:

1. Standard Work Hours. No Overtime, Nights, and/or Weekends.
2. Includes (18) Alkaline Moisture probes as per ASTM-2170.
3. Moisture Mitigation is not included. See Add/Alt #1.
4. Light scraping and sweeping of resilient flooring installation area(s) is included.
5. Floor Preparation for resilient areas is not included. See Add/Alt #2.
6. Removal and Replacement of Millwork Base in corridors is not included. See Add/Alt #3.
7. Washing and sealing of floors is not included.
8. Floor Protection for floors is Not Included.

Recommended Add/Alternate:

1. 2 coats Traxx Liquisheild for moisture mitigation.
\$39,606.50*
2. Two coats Ardex Feather Finish until subfloor is ready for resilient flooring.
\$14,922.14*
3. Remove and Replace Johnsonite 4.5" Reveal Millwork Base 47 Brown in Corridors.
\$4,332.69

*Pricing is firm through June 28, 2024 and subject to change or adjustment after.

We appreciate this opportunity to quote your flooring requirements.

Thank you,

Jakob Schoenike





07.01.2025

WEST PALM BEACH BRANCH | 701 BOUTWELL RD. SUITE #B3 | LAKE WORTH, FL 33461 | Office Phone: 561-863-2441

To: **Robling Architecture Construction**
101 Walker Ave,
Greenacres, FL 33463

Phone:
Cell: **561.649.6705**
Attention: **Brian Allen**
Email: ballen@robling.com

Original Bid Date: **05.28.2024**
Project Name: **Melissa's Place Crawl Space Repairs**
Location: **1749 East Main Street, Pahokee, FL 33476**
Architect: **Colome & Associates, Inc**
Orig. Plans Dated: **04.26.2024**
Revised On:
Addendum(s):

All proposed work as indicated below is per plans & specs unless indicated.

Resilient Flooring:

\$354,990.00

Furnish and install the following in approximately 15,960 Square Feet:

- *Milliken 7"x48" Metro Park, Pike, 208 Antler, Click-Lock Installation
- **Price includes the demo of existing LVT plank floor. Moisture Testing.
- **Wood Base to remain. Transition at bathroom door to remain in place.
- **Replace Subflooring not included.

Allowance #1:

*Leveling & Moisture Mitigation up to 1/8" of leveling \$6.75/sf. (Depending Subfloor)

Allowance #2:

*Patching & Leveling \$4.10/sf. (Depending Subfloor)

Base Bid Total:

\$354,990.00

PERFORMANCE & PAYMENT BOND (IF Required): **2.00%** OF BID TOTAL: BOND = **\$7,099.80** REVISED BID TOTAL WITH BOND INCLUDED IS: **\$362,089.80**

CONDITIONS / QUALIFICATIONS:

Approx. square footage indicated above includes waste factor for materials based on layout of drawings.

Normal Working Hours (7:00am - 3:30pm) Afterhours or Overtime Not included.

A 50% deposit may be required for all 1st time Acousti customers. For any future work a deposit would not be required.

Scopes, terms, conditions, and qualifications as specifically outlined in Acousti's proposal shall be considered included and incorporates all conditions of said proposal with the clear understanding that they are part of the Agreement. Purchaser's acceptance of the intent of this proposal whether by this form or otherwise incorporates all conditions of this proposal. Subject to purchaser's acceptance by an authorized office or agent, within Thirty (30) days from date hereof. Unless otherwise specified on the Proposal.

Respectfully Submitted,
ACOUSTI Engineering Company of Florida

Aloyma García
PROJECT MANAGER

Email: aloymagarcia@Acousti.com

Cell: 561.215.2959

Page 1 of 2: Initial: _____



CONDITIONS

- (1) So that we may ship material and organize our erection crew, purchaser shall notify us in writing at least four weeks before the building is ready for our work with work progressed to the extent that all our work can be done in one continuous operation.
- (2) Purchaser shall make no charge against us for liquidated damages, clean-up, hoisting, watchman, telephone, broken glass, light, rubbish removal, insurance. We will remove only that rubbish caused by us and pay for breakage caused by the negligence of our men.
- (3) Purchaser shall furnish no labor or materials for us on our account without our written order, prior to the action.
- (4) This proposal is based upon all labor being performed during regular hours of work. You shall pay us all additional costs, including insurance and overhead costs, of any overtime work, that may be requested by purchaser or his agent.
- (5) Purchaser shall bear the risk of any loss or damage to materials delivered to the premises or installed by us, whether such loss or damage results from theft, misuse, fire.
- (6) We shall not be liable for any damages or delays caused by strikes, lockouts, embargoes, fires, car shortages, floods, tornados, accidents, inability to obtain materials from our regular sources of supply, or other causes beyond our reasonable control, and the time for delivery of materials or doing the work hereunder shall be extended for the time of delay or reason of any said causes.
- (7) Purchaser shall furnish us, without charge, a sufficient quantity and flow of water and sufficient electrical services for our requirements at convenient locations at working levels, and also satisfactory storage space in the building from which we will not be required to remove our material except as required in our work. If a railroad siding is on the premises, we are to have free use of same within 150 feet of the building.
- (8) Purchaser shall furnish us with a complete set of plans, specifications and addenda at least 10 weeks before the building will be ready for our work.
- (9) All trash to be placed in dumpster to be supplied by others, and placed on site.
- (10) Acousti Engineering Company of Florida assumes all liability for the collection and payment of Social Security and Unemployment Compensation Taxes on its employees.
- (11) None of the material furnished under this contract shall be subjected to a temperature of higher than 140 degrees Fahrenheit.
- (12) If this is a contract for a complete installation of our materials, we will pay all sales and/or use taxes in effect at the date of the Proposal. Any other or additional taxes will be paid by the Purchaser. If this is a contract for material sales only, purchaser will pay all sales and/or use taxes.
- (13) Purchaser shall provide adequate protection for our finished work.
- (14) **Labor Rates:** (a) Laborer = \$45.00 per Hr @ Man. (b) Ceiling / Floor Mechanic = \$65.00 per Hr @ Man. (c) Ceiling / Floor Specialist = \$75.00 per Hr @ Man. (d) Superintendent = \$85.00 per Hr @ Man. (e) Project Manager/Estimator = \$125.00 per Hr @ Man.
- (14a) **FLOORING:** We have included Standard Floor Prep for Resilient Flooring which includes 1 bag (10#) of Feather Finish and 1 Hours time for every 500 S/ft - Standard Floor Prep for Carpet Includes 1 bag (10#) of Feather Finish and 1 Hours time for every 1,000 S/ft. All floor installation includes Standard floor prep which is defined as patching floor at saw cuts & nail holes. The following are NOT INCLUDED in our Scope of Work: Moisture Mitigation, Finish Protection, Sound Reduction, Repairs, Demolition or Take-up of Existing Flooring; Vacuuming, Damp Mopping, Buffing, Waxing, Sealing of Floors, Floor Floating, Leveling, Grinding or Concrete Correction Work, Cleaning or Removal of Oil, Grease, Solvents, Paints, Plaster, Drywall Mud or other Foreign Substances; Furniture (removal or replacement) Movement.
- (15) Unless Specifically Included in this Proposal - The following are NOT INCLUDED in our Scope of Work: Moisture Mitigation, Finish Protection, Sound Reduction, Repairs, Demolition or Take-up of Existing Flooring; Vacuuming, Damp Mopping, Buffing, Waxing, Sealing of Floors, Floor Floating, Leveling, Grinding or Concrete Correction Work, Cleaning or Removal of Oil, Grease, Solvents, Paints, Plaster, Drywall Mud or other Foreign Substances; Furniture (removal or replacement) Movement.
- (16) This proposal excludes any asbestos control/abatement; if asbestos materials have been abated a written report must be provided showing the proper safe levels have been achieved from a certified abatement contractor.

TERMS

- (1) Payment of the aforementioned price, together with payment of any extras that may be agreed upon between us, shall be made by purchaser to us as follows: On or before the tenth (10th) day of month, ninety per cent (90%) of the value of the materials delivered upon the premises and the work performed during the next preceding calendar month. Final payments shall be made within thirty (30) days after the completion of our work embodied in the proposal. If an account of delays by purchaser or other trades or for any cause beyond our reasonable control, we are unable to complete our work, purchaser shall pay us in full on or before the tenth (10th) day of the calendar month following the month in which the work was suspended, for all materials delivered or in transit, and work performed by us up to the time of suspension of the work. If payments are not made in accordance with the terms hereof, it is agreed that interest on said unpaid balances at the maximum legal rate of interest prescribed by the laws of the State of Florida will become due for the period of default, and at our election we may suspend work until such payments are made, and all costs or expenses incurred by us in collecting any sum due hereunder, whether by suit or otherwise, including reasonable attorney's fees shall be paid by purchaser. All provisions of this contract shall be construed in accord with the laws of the Florida.
- (2) A performance bond or other bond, if desired by the purchaser, shall be provided at your expense. calendar month. Final payments shall be made within thirty (30) days after the completion of our work embodied in the proposal. If an account of delays by purchaser or other trades or for any cause beyond our reasonable control, we are unable to complete our work, purchaser shall pay us in full on or before the tenth (10th) day of the calendar month following the month in which the work was suspended, for all materials delivered or in transit, and work performed by us up to the time of suspension of the work. If payments are not made in accordance with the terms hereof, it is agreed that interest on said unpaid balances at the maximum legal rate of interest prescribed by the laws of the State of Florida will become due for the period of default, and at our election we may suspend work until such payments are made, and all costs or expenses incurred by us in collecting any sum due hereunder, whether by suit or otherwise, including reasonable attorney's fees shall be paid by purchaser. All provisions of this contract shall be construed in accord with the laws of the Florida.
- (3) We will not accept consequential damages as part of this agreement & waive them mutually. There are no promises, agreements, or understandings, between purchaser and us, not contained in this agreement.

ACCEPTANCE

This proposal is subject to final approval by an authorized agent or officer of Acousti Engineering Company of Florida following acceptance by purchaser. Only when so accepted and finally approved, shall this proposal constitute a contract between us.

ACCEPTED:
Robling Architecture Construction

APPROVED:
Acousti Engineering Company:

Authorized Signature

Authorized Signature

Print: _____

Print: _____

Date: _____

Date: _____

Page 2 of 2: **Initial:** _____

Per Terms & Conditions of Prime Contract

Project: 2023-029177 Melissa's Place Crawl Space Repairs (Phase 2)

Date: June 5, 2025

Robling Architecture Construction, Inc.

Drawing Set: Phase 2 Repairs

Bid Package: 31-1 Site Utilities

Vendor	WBI		
Local			
SBE	Yes		
Total Base Bid	\$176,345.00		
Allowance - remove muck & haul away, import clean fill	\$30,000.00		
Add Alternates	\$17,025.00		
SWPPP	\$3,500.00		
<u>Post Bid Adjustments</u>			
Adjusted Total	\$226,870.00		
Bond	\$0.00		
Total Bid	\$226,870.00		
<u>Alternates</u>			
Asphalt & geogrid repair	\$11,875.00		
Curb repair	\$5,150.00		
	\$17,025.00		
<u>Unit Prices</u>			
Unit Price 1			
Unit Price 2			
Notes:			

WBI Contracting & Services, Inc.

State Certified Underground-- State Certified Fire Contractor V- SBE/MBE/DBE

1740 E Road, Loxahatchee, Florida 33470

Phone: 561.640.5540 Fax: 561.697.8329

Proposal

3-26-25

Job name: Melissa's Place- Pahokee

We hereby propose to furnish the materials and perform the labor necessary for the following work on the above referenced project. The Prices used in this Proposal are based on the condition that all work quoted will be accepted in total.

Storm Drain:

5- Core existing Inlets, 717' of 8" PVC, 6- Yard Drains, 25 Roof connections, 6- Core Yard drains, Asphalt Demo, all fittings shown, Asphalt restoration (base rock and asphalt) by others, Excludes Dewatering (water table unknown).

Total Storm Drain: \$168,845

Mobilization: \$7,500

Total package: \$176,345

Add/Alternate: Dewatering add \$8,990

For Dewatering systems: a 2" Water Supply is needed and a Discharge area (by others).

Excludes: Exploratory digging and/or Verification of existing utilities, Layout, Density Tests, As-builts, MOT, Mill and Overlay, finish grading, Repair or Removal of Asphalt, Concrete, Sod, Landscape, Irrigation and Fences, Costs/Damages due to Conflicts, Erosion/sand/silt control, removal and/or replacement of unsuitable or excess soils, Bollards, Pollution Prevention and permit fees. This quote may not include all elements shown on the plans. Verification may be needed.

Payments to be made as follows: Deposit, Weekly draws, final payment upon completion, 0% retainage.

Acceptance of proposal/contract

This is a Package Proposal. Any removal of listed items will increase remaining item prices. The above price and conditions are satisfactory and are hereby accepted. You are authorized to do work as specified. Payments will be made as outlined above. Any alteration or deviation from conditions as listed above will become an extra cost over and above the estimate. All arrangements are contingent upon strikes, accidents, changes or other delays beyond our control. This price is good for 10 days.

Accepted by: _____

WBI: _____



FOUNDATION REPAIR | SEAWALL BUILD AND REPAIR | SLAB LIFTING
A Certified DBE Company | Accredited CMEC Laboratories | Licensed Florida Water Well Contractor

Prepared for:

**ROBLING ARCHITECTURE CONSTRUCTION,
INC.**

BRIAN ALLEN

1749 E Main St

Pahokee, FL 33476

(561) 649-6705 | Ballen@robling.com

**"PHASE 1" SCOPE
DEBRIS CLEANING
& JOIST REPAIRS**



Evaluated on:

Monday, February 10, 2025

Evaluated By:

Glenn Hollis

(727) 458-5352 | ghollis@foundationprosfl.com

Foundation Professionals of Florida

3309 SW State Road 247

Lake City, FL 32024

Office (386) 755-3002

www.foundationprosfl.com

Scope of Work

Thank you for contacting Foundation Professionals, Inc. regarding your property. Below, we have included a detailed repair plan for your review.

PHASE 1

Overview

Phase 1 - Debris will be cleared and disposed of in a debris container and hauled off-site. The container will be provided by Robling Architecture Construction. The rebar will be prepared for the rust converter by gently cleaning the rebar with a cup wire brush. The rust converter we propose to use will be Sika® Armatec®-110 EpoCem and applied by brush or sprayed.

Sika Top 123 plus, a two-component, polymer modified, cementitious, non-sag mortar plus Sika FerroGard 901 penetrating corrosion inhibitor will be used to return the concrete joist's to their near original dimensions. The floor joist, stem wall, and grade beams will be sealed using Sikagard®-740 W, a silane-based reactive water-repellent penetrating sealer.

Spalled areas of shallow spalls, nicks and cracks, scrapes and some efflorescence, rust or water stains in concrete are considered minor and do not affect member capacity. Larger cracks and sufficient spalling or loss of concrete to expose reinforcement steel are considered moderate damage and have minimal effect on member capacity. These repairs are for aesthetic or preventative purposes and are intended to prevent further deterioration.

Concrete Repair

Product	Quantity
Mobilization/Demobilization	1

Notes

PHASE 1 - The five additional crawl space locations with no access are expected to have no debris.

Costs

Section: PHASE 1

Description	Quantity
Mobilization/Demobilization	1.00
Debris Removal	1.00
Concrete Sealer	1.00
Concrete Joists Repair (LF)	3850.00
Additional Concrete Joist Repairs exceeding 3850 LF will be invoiced @ \$145/LF	0.00
Total Cost: \$565,750.00	
Total: \$565,750.00	

Payment Terms

Deposit	<i>Due at bid acceptance</i>	\$169,725.00
50% Completion	<i>Due after project start</i>	\$169,725.00
Balance	<i>Due at project completion</i>	\$226,300.00

Due to the constant fluctuation in material costs, this proposal is valid for 30 days. If your proposal has expired, we are happy to provide a new proposal.

This proposal price is for cash or check; a convenience fee of 3% will be charged for credit cards.



FOUNDATION REPAIR | SEAWALL BUILD AND REPAIR | SLAB LIFTING
A Certified DBE Company | Accredited CMEC Laboratories | Licensed Florida Water Well Contractor

Prepared for:

ROBLING ARCHITECTURE CONSTRUCTION, INC.

Michael Papa
1749 E Main St
Pahokee, FL 33476
(561) 649-6705 | Mpapa@robling.com

"PHASE 2" SCOPE
STEEL SUPPORT
BEAMS & JACKS



Evaluated on:

Monday, March 24, 2025

Evaluated By:

Glenn Hollis

(727) 458-5352 | ghollis@foundationprosfl.com

Foundation Professionals of Florida
3309 SW State Road 247
Lake City, FL 32024
Office (386) 755-3002
www.foundationprosfl.com

Scope of Work

Thank you for contacting Foundation Professionals, Inc. regarding your property. Below, we have included a detailed repair plan for your review.

PHASE 2- Crawl Space Support

Overview

Once Phase 1 is completed, 'I' beams will be placed below the entire length of each concrete joists. Then, adjustable floor jacks will be used to support the 'I' beams and concrete joists. The compromised grade beams will be repaired and stabilized by ECP 250 push piles. Phase 2 work scope includes the installation of 4216 LF of steel I-Beams and 422 crawl space jacks and footing pads and Push Piers in the original building. There is approximately 4400 lineal feet of joists in Building #2 and 2036 lineal feet in Building #3. These are no access crawl spaces and have not been seen by Foundation Professionals of Florida.

In general, the supplemental I-Beams will support the compromised concrete grade beams and concrete floor joists. The crawl space jack will be supported by an ESR-2147 Footing Pad.

Crawl Space Foundation Repair

Product	Quantity
Mobilization/Demobilization	1
Crawl Space Screw Jacks	
<i>Crawlspace support jacks are designed to provide positive support to sagging floors above crawlspaces and to help remove the bouncing or squeaking caused by inadequate support. This supplemental support system has an ultimate capacity of 60,000 lbs per jack and is used for supplemental structural support.</i>	422
Galvanized Steel I-Beam (LF)	
<i>4" galvanized I-Beam</i>	4216

Notes

This Phase includes fortifying the grade beams using floor jacks and 'I' beams. The concrete joists will be supported using floor jacks and 'I' beams along the length of each beam. These jacks will be placed on 10' centers or as per engineered drawings. Any cost for additional crawlspace materials exceeding the included quantities will be negotiated. Push Piers are \$1400 / each, Crawl spaces Jacks are \$810.00 each. Crawl space jacks are specified in the above pricing and can be 'substituted' for the push piers (a low maintenance product), a charge for the difference in cost of \$590.00 each. The 'I' beam price is \$108.00 / lineal foot installed. The amount of potentially needed grade beam repair is difficult to determine in Buildings 2 & 3. Quantities of product needed were taken from the ONMJ plan, page S-1 and Colome & associates plan A-1 dated 4/26/2024. Note: we will not need footing pads or soil testing if the Push Pier option is chosen.

Costs

Section: PHASE 2- Crawl Space Support

Description	Quantity
Mobilization/Demobilization	1.00
Crawl Space Screw Jacks	422.00
Galvanized Steel I-Beam (LF) ¹	4216.00
Additional Crawlspace Jacks	0.00
Additional I-Beams (LF)	0.00
Total Cost: \$822,148.00	

¹ If additional beam is requested or required it will be addressed on an approved change order.

Total: \$822,148.00

Payment Terms

Deposit	<i>Due at bid acceptance</i>	\$246,644.40
50% Completion	<i>Due after project start</i>	\$246,644.40
Phase 2 Completion	<i>Due at project completion</i>	\$328,859.20

Due to the constant fluctuation in material costs, this proposal is valid for 30 days. If your proposal has expired, we are happy to provide a new proposal.

This proposal price is for cash or check; a convenience fee of 3% will be charged for credit cards.

Terms & Conditions

Contract

Foundation Professionals of Florida, Inc. (FPI) proposes and agrees to perform the scope of work at 1749 E Main St outlined in the evaluation attached. In executing our work at 1749 E Main St, FPI will use personnel experienced and qualified in the various phases of your project, which may include, but not limited to: Foundation Repair, Underpinning, Seawall Repair, Soil Modification, Sinkhole Remediation, Crawl Space Repair, Permeation Grouting, Compaction Grouting, Drainage, Damp Proofing, and Waterproofing. FPI will perform our services, in general, following industry standards and manufacturer's recommendations.

For projects relating to underpinning, our priority is to stabilize the structure from any future settlement. We will attempt to level the structure back to as close to the original condition as possible; however, we will not guarantee a specific elevation or amount of lift. Due to the nature of this type of work, there is a possibility that any cracks or stress points created by the settlement may become apparent during any lifting or stabilization procedure (usually minor). The owner understands in repairing current conditions, other conditions not previously visible may become present. Such reverberations are beyond FPI's control, and FPI assumes no liability. We will not be responsible for any cosmetic repairs or final flooring.

Clayey soils are highly subject to volume changes due to climate conditions such as drought and heavy rainfall. These conditions are beyond FPI's control. FPI is not responsible for these types of changes. Unforeseen circumstances can arise, which include, but are not limited to: sub-standard original or existing construction, compromised footer/foundations, hard rock, tree roots, buried trash, unstable soil collapses, unsuitable soil conditions, encountering previous foundation repairs performed by others or design changes thereof, etc. Such conditions may cause a delay in FPI's ability to deliver timely work; additional charges shall be evaluated and agreed upon by/with the client and FPI before continuing the project repair. FPI will provide a lifetime transferable warranty stating the warranty is limited to the areas supported by the steel pier(s) installed by FPI. The warranty applies to foundations with proper drainage.

For project work relating to seawall soil repair, FPI will attempt to alleviate soil erosion-associated issues within the areas described. Further seepage or erosion may develop after the initial injection due to unforeseen site conditions. Such conditions include but not limited to: the fluctuation of the groundwater level, physical properties of soil stratification and densification, weather events, etc. No mobilization charges are assessed for re-injection; however, any additional grout required will be billed at the initially contracted rate per gallon. FPI will warranty work for one (1) year provided the above stipulations are approved and understood.

Project work relating to crawlspaces, due to the nature of this type of repair, there is a possibility that any cracks or stress points created by settlement may become apparent during any lifting or stabilizing procedure (usually minor). We will not be responsible for any cosmetic repairs. We will attempt to level the structure back to the original condition as possible, however, due to the age and permanent set of the acclimated wood beams and floor structure members, it may be impossible to re-level the floors and supporting members to a perfectly horizontal plane and/or level condition. Compensation for any additional services you request and that is not covered under this proposal will be based upon the actual time spent and services performed.

FPI shall accept no liability for conditions that exist beyond our immediate control or knowledge, including, but not limited to, hidden or unknown conditions and Acts of God. FPI will not be responsible for damage to unseen and or unknown plumbing lines or unforeseen utilities. FPI will not be liable for inclement weather or storm-related damage. FPI reserves the right to charge (based on current unit prices) for additional items not included above, per the engineer's or customer's request. Any additional costs incurred for removal and/or replacement of HVAC, electrical, plumbing, gas, sewer, pool equipment, sprinkler system, other utilities, or other underground unknowns are not included in this proposal, unless specified, and will be an additional expense.

All monies due herein are due in the offices of FPI in Lake City, Columbia County, Florida. If disputes of any nature arising under this contract, we agree that the sole and exclusive venue for settling any such conflicts is the state courts of Columbia County, Florida. We expressly agree that jurisdiction and venue should be in the state courts of appropriate jurisdiction in Columbia County, Florida. We agree to waive any objections to the venue. We further agree that we expressly waive any right to trial by jury about any dispute of any nature arising hereunder and agree that the prevailing party in any dispute of any kind shall be entitled to recover its reasonable attorneys' fees costs.

We agree that this proposal, upon acceptance, becomes our binding contract. This document constitutes the entire

Per Terms & Conditions of Original Pine Contract

07.01.2025
agreement between us, and there exist no other agreements, oral or written, between us that cover any matters covered by this proposal. You have not relied upon any oral representations related to the services above in accepting this proposal. Any additions, modifications, or amendments to this contract must be in writing. By signing this proposal and thereby entering into a contract with FPI, you hereby acknowledge that the work performed by FPI has an inherent risk to your property and perhaps person. While FPI shall make every reasonable effort to protect your property and all persons, the process utilized by FPI can occasionally result in structural damage and/or other damage to person and property. You agree to hold FPI harmless from any damages arising from its work. An exception to the hold harmless, if FPI (including employees and agents) are negligent, grossly negligent, or don't follow the standards of care of experts in our type of business.

Unless otherwise agreed upon, in writing, payment terms are 50/50 with the final payment due upon completion of the installation. All other engineering (not including standardized P&E line item) and testing services, including but not limited to GPS, ERI, CPT, SPT, et. al.) are due and payable, in full, before those services can be scheduled. If a permit is required, the closing of permits is not part of the installation process and often requires on-site inspection by local building department officials after the installation to close the permit. The final payment is due and payable once the job is complete, not when the permit is closed. FPI will take every measure required and within FPI's control to close the permit promptly. Payments not made on time are subject to interest and late fees.

Please remit payment to: Foundation Professionals of Florida, Inc., 3309 SW State Road 247, Lake City, FL 32024

By signing any forms or agreements provided to you by Foundation Professionals of Florida, you understand, agree and acknowledge that your electronic signature is the legally binding equivalent to your handwritten signature. You agree, by providing your electronic signature, that you will not repudiate, deny or challenge the validity of your electronic signature or of any electronic agreement that you electronically sign or their legally binding effect.

Signature: _____ Date: _____ Time: _____

Per Terms & Conditions of Prime Contract



FOUNDATION REPAIR | SEAWALL BUILD AND REPAIR | SLAB LIFTING
A Certified DBE Company | Accredited CMEC Laboratories | Licensed Florida Water Well Contractor

Prepared for:

**ROBLING ARCHITECTURE CONSTRUCTION,
INC.**

**MICHAEL PAPA
1749 E Main St**

Pahokee, FL 33476

(561) 649-6705 | Mpapa@robling.com

**"PHASE 3" SCOPE
ENCAPSULATION &
DEHUMIDIFIERS**



Evaluated on:

Tuesday, February 18, 2025

Evaluated By:

Glenn Hollis

(727) 458-5352 | ghollis@foundationprosfl.com

Foundation Professionals of Florida

3309 SW State Road 247

Lake City, FL 32024

Office (386) 755-3002

www.foundationprosfl.com

Scope of Work

Thank you for contacting Foundation Professionals, Inc. regarding your property. Below, we have included a detailed repair plan for your review.

Phase 3

Overview

After the crawl spaces have been cleared of all debris and properly supported, approximately 36,761 square feet will be encapsulated.

The ECP crawl space vapor barrier is a high-performance crawl space vapor barrier designed to prevent moisture from entering the crawl space. The ECP 10mil and 20mil vapor barriers guard against mold, mildew, allergens, fungus, radon gas, methane gas, heat loss due to damp insulation, wood rot, and overall degradation of the crawl space.

- 1) Six (6) access points will be created in the five crawl spaces.
- 2) Sixteen (16) vent covers will be installed over the existing vents, keeping the crawl spaces sealed off from the humidity.
- 3) Fifteen (15) dehumidifiers will be installed with electrical service and plumbed in the crawl spaces near the access doors for easy access.
- 4) The perimeter wall will be encapsulated with ECP 10mil Vapor Barrier.
- 5) The floors will be encapsulated with ECP 20mil Vapor Barrier.

Crawl Space Encapsulation

Product	Quantity
Mobilization/Demobilization	1
ECP Santa Fe Dehumidifier <i>Santa Fe Compact 2 - 70 pints/day, sized for spaces up to 1600 SF. 9' power cord and 8' drain hose.</i>	15
CrawlSpace - Masterflow Vent Cover 16x8	16

Notes

If more dehumidifiers are required they will be wired and installed upon customer approval at an additional cost to be negotiated.

This estimate includes cutting the (6) access points, to be finished by others.

Costs

Section: Phase 3

Description	Quantity
Mobilization/Demobilization	1.00
Electrical Services to Dehumidifiers	15.00
ECP Santa Fe Dehumidifier	15.00
Crawlspace - Masterflow Vent Cover 16x8	16.00
Crawl Space Vapor Barrier (Sq. Ft.)	36761.00
Crawl Space Access	6.00
Total Cost: \$430,238.00	

Total: \$430,238.00

Payment Terms

Deposit	<i>Due at bid acceptance</i>	\$129,071.40
50% Completion	<i>Due before project completion</i>	\$129,071.40
Phase 3 Balance	<i>Due after project completion</i>	\$172,095.20

Due to the constant fluctuation in material costs, this proposal is valid for 30 days. If your proposal has expired, we are happy to provide a new proposal.

This proposal price is for cash or check; a convenience fee of 3% will be charged for credit cards.

VAPOR BARRIER & CLEANING = \$378,488
 DEHUMIDIFIERS: 15 @ \$1,950 EA. = \$29,250
 ELECTRICAL ALLOWANCE (FOR DEHU.): 15 @ \$1,500 EA. = \$22,500

Terms & Conditions

Contract

Foundation Professionals of Florida, Inc. (FPI) proposes and agrees to perform the scope of work at 1749 E Main St outlined in the evaluation attached. In executing our work at 1749 E Main St, FPI will use personnel experienced and qualified in the various phases of your project, which may include, but not limited to: Foundation Repair, Underpinning, Seawall Repair, Soil Modification, Sinkhole Remediation, Crawl Space Repair, Permeation Grouting, Compaction Grouting, Drainage, Damp Proofing, and Waterproofing. FPI will perform our services, in general, following industry standards and manufacturer's recommendations.

For projects relating to underpinning, our priority is to stabilize the structure from any future settlement. We will attempt to level the structure back to as close to the original condition as possible; however, we will not guarantee a specific elevation or amount of lift. Due to the nature of this type of work, there is a possibility that any cracks or stress points created by the settlement may become apparent during any lifting or stabilization procedure (usually minor). The owner understands in repairing current conditions, other conditions not previously visible may become present. Such reverberations are beyond FPI's control, and FPI assumes no liability. We will not be responsible for any cosmetic repairs or final flooring.

Clayey soils are highly subject to volume changes due to climate conditions such as drought and heavy rainfall. These conditions are beyond FPI's control. FPI is not responsible for these types of changes. Unforeseen circumstances can arise, which include, but are not limited to: sub-standard original or existing construction, compromised footer/foundations, hard rock, tree roots, buried trash, unstable soil collapses, unsuitable soil conditions, encountering previous foundation repairs performed by others or design changes thereof, etc. Such conditions may cause a delay in FPI's ability to deliver timely work; additional charges shall be evaluated and agreed upon by/with the client and FPI before continuing the project repair. FPI will provide a lifetime transferable warranty stating the warranty is limited to the areas supported by the steel pier(s) installed by FPI. The warranty applies to foundations with proper drainage.

For project work relating to seawall soil repair, FPI will attempt to alleviate soil erosion-associated issues within the areas described. Further seepage or erosion may develop after the initial injection due to unforeseen site conditions. Such conditions include but not limited to: the fluctuation of the groundwater level, physical properties of soil stratification and densification, weather events, etc. No mobilization charges are assessed for re-injection; however, any additional grout required will be billed at the initially contracted rate per gallon. FPI will warranty work for one (1) year provided the above stipulations are approved and understood.

Project work relating to crawlspaces, due to the nature of this type of repair, there is a possibility that any cracks or stress points created by settlement may become apparent during any lifting or stabilizing procedure (usually minor). We will not be responsible for any cosmetic repairs. We will attempt to level the structure back to the original condition as possible, however, due to the age and permanent set of the acclimated wood beams and floor structure members, it may be impossible to re-level the floors and supporting members to a perfectly horizontal plane and/or level condition. Compensation for any additional services you request and that is not covered under this proposal will be based upon the actual time spent and services performed.

FPI shall accept no liability for conditions that exist beyond our immediate control or knowledge, including, but not limited to, hidden or unknown conditions and Acts of God. FPI will not be responsible for damage to unseen and or unknown plumbing lines or unforeseen utilities. FPI will not be liable for inclement weather or storm-related damage. FPI reserves the right to charge (based on current unit prices) for additional items not included above, per the engineer's or customer's request. Any additional costs incurred for removal and/or replacement of HVAC, electrical, plumbing, gas, sewer, pool equipment, sprinkler system, other utilities, or other underground unknowns are not included in this proposal, unless specified, and will be an additional expense.

All monies due herein are due in the offices of FPI in Lake City, Columbia County, Florida. If disputes of any nature arising under this contract, we agree that the sole and exclusive venue for settling any such conflicts is the state courts of Columbia County, Florida. We expressly agree that jurisdiction and venue should be in the state courts of appropriate jurisdiction in Columbia County, Florida. We agree to waive any objections to the venue. We further agree that we expressly waive any right to trial by jury about any dispute of any nature arising hereunder and agree that the prevailing party in any dispute of any kind shall be entitled to recover its reasonable attorneys' fees costs.

We agree that this proposal, upon acceptance, becomes our binding contract. This document constitutes the entire

Per Terms & Conditions of Prime Contract

07.01.2025

agreement between us, and there exist no other agreements, oral or written, between us that cover any matters covered by this proposal. You have not relied upon any oral representations related to the services above in accepting this proposal. Any additions, modifications, or amendments to this contract must be in writing. By signing this proposal and thereby entering into a contract with FPI, you hereby acknowledge that the work performed by FPI has an inherent risk to your property and perhaps person. While FPI shall make every reasonable effort to protect your property and all persons, the process utilized by FPI can occasionally result in structural damage and/or other damage to person and property. You agree to hold FPI harmless from any damages arising from its work. An exception to the hold harmless, if FPI (including employees and agents) are negligent, grossly negligent, or don't follow the standards of care of experts in our type of business.

Unless otherwise agreed upon, in writing, payment terms are 50/50 with the final payment due upon completion of the installation. All other engineering (not including standardized P&E line item) and testing services, including but not limited to GPS, ERI, CPT, SPT, et. al.) are due and payable, in full, before those services can be scheduled. If a permit is required, the closing of permits is not part of the installation process and often requires on-site inspection by local building department officials after the installation to close the permit. The final payment is due and payable once the job is complete, not when the permit is closed. FPI will take every measure required and within FPI's control to close the permit promptly. Payments not made on time are subject to interest and late fees.

Please remit payment to: Foundation Professionals of Florida, Inc., 3309 SW State Road 247, Lake City, FL 32024

By signing any forms or agreements provided to you by Foundation Professionals of Florida, you understand, agree and acknowledge that your electronic signature is the legally binding equivalent to your handwritten signature. You agree, by providing your electronic signature, that you will not repudiate, deny or challenge the validity of your electronic signature or of any electronic agreement that you electronically sign or their legally binding effect.

Signature: _____ Date: _____ Time: _____

Per Terms & Conditions of Prime Contract

Scope review questions by RAC / Responses by Foundation Professionals**Phase 1 Proposal – DEBRIS CLEANING, CONCRETE REPAIRS**

1. Are you including the repairs shown on drawing S-1, sections 1 thru 10 and the items A thru P?
Yes, Section 1 through 10 and items A through P will be addressed. All sprawled concrete will be rebuilt including preparing and sealing the rebar, as per plan. All grade beams will be supported and refurbished. All concrete joists will be restored back to its original dimensions, as close as possible.
2. Are you including the cutting and patching of additional openings in the floor to get materials, equipment and labor to the respected locations?
We plan on using the existing access' where possible.
3. If you are, how many?
About 6 to 8 as needed.
4. Would they be in the hallway or rooms?
Both
5. Will you be protecting the floors and windows where you intend on removing the materials from the crawl space?
All floors will be covered in plastic or plywood. Windows will be protected by a blanket to prevent damage.
6. Will you be providing fans for air movement in the crawl space?
Fans will be used for air movement during the concrete joist preparation process for rebar remediation and any concrete joists work, as needed.
7. If you are, will you be temporarily shoring/supporting the opening, if necessary?
All shoring of any opening will be as needed. Any opening to the outside environment will be sealed.
8. Would you infill the opening flush to the adjacent substrate, to allow a new finish tile (by others)
New access to be finished by others.

Phase 2 Proposal - CRAWL SPACE SUPPORTS

1. Are you supporting the entire length with (1) row of steel with jacks and concrete pads or (2) rows? Would your engineer be identifying this in his new drawings p/Engineering proposal?
Yes, the entire length of each concrete joist will be supported with 'I' beams and crawl space jacks on 10' centers.
2. Just confirming that all jacks, I-beams, misc. steel would be galvanized?
All steel used will be zinc plated galvanization.
3. The footing pads – will they be supported underneath the soil?
Soil plates will be used under each crawl space jacks. After the soil testing is complete and the soil capacity is determined, engineering will verify the use of soil plates for the crawl space jacks.
4. The footing pads – will they be just sitting on soil? If yes, will your engineer address this in his drawing?
Soils plates must be placed on soil that has a sufficient capacity.
5. Are you including the cutting and patching of additional openings in the floor to get materials, equipment and labor to the respected locations?
Yes, we will cut, and patch additional access as needed.
6. If you are, how many?
8 to 10 more entry points are possible.
7. Would they be in the hallway or rooms?
They will need to be in the hallway and rooms.
8. Will you be protecting the floors and windows where you intend on bringing in the new materials from the crawl space?
Yes, we will protect the floors, window doors and structure. We will do our best to ensure that nothing is damaged.
9. Will you be providing fans for air movement in the crawl space?
Yes, fans will be provided for air flow.
10. If you are, will you be temporarily shoring/supporting the opening, if necessary?
All openings will be shored up or braced to ensure building integrity.
11. Would you infill the opening flush to the adjacent substrate, to allow a new finish tile (by others)?
No, any new access' openings will be finished by others.
12. You will be providing your own unloading, hoisting, etc..?
Foundation Professional of Florida will be responsible for unloading all materials from the staging area provided.

Phase 3 Proposal - ENCAPSULATION & DEHUMIDIFIERS

1. Are you including the mechanically fastened term bar, pins and sealant or similar as provided by ECP @ entire perimeter?

Yes, all 'clean space film' will be Gasketed along the perimeter wall.

2. Are you including the continuous seam tapes per manufacturer's guidelines of the ECP 10/20 mil?

Yes, the seam tape will be used per manufacturer guidelines.

3. Do you currently have sufficient access to perform your work, either thru the exterior vents or interior floor openings?

Yes, we believe that there is sufficient access.

4. Are you intending on expanding any current access openings to access or perform your work?

No, we do not think that we will need to expand any current access openings.

5. If you are, how many?

Please see answer #4

6. If you are, will you be temporarily shoring/supporting the opening, particularly the exterior vents?

Temporary shoring will be used for any opening, as needed.

7. Are you providing the labor and materials to bring this opening back to its original state or closing permanently? (based on the dehumidifiers)

Yes, all openings will be sealed.

8. You state 16"x8" - Masterflow Vent Covers -the exterior vents are 30" x 16", so will you be partially infilling until you get the size to 16"x8"

The vent covers will be custom made for each opening, sealing the crawl space from the outside environment.

9. Your estimate states cutting (6) new access points, will you be infilling with concrete? (a new VCT floor will be installed by others)

No, the new access openings will be finished by others. Using a metal plate similar to the other access openings would keep the holes consistent.

Scope of Work

Thank you for contacting Foundation Professionals, Inc. regarding your property. Below, we have included a detailed repair plan for your review.

Limited Geotechnical Testing

Overview

It is FPI's understanding that the raised interior floor system of the structure is experiencing settlement related distress at the subject property. It is also noted that an evaluation of the bearing capacity of soils supporting the additional foundation systems is required.

Based on a review of available information, the shallow soil profile under the majority of the structure is generally sand to an approximate depth of 38 inches, followed by muck to an approximate depth of 38 to 72 inches, which is underlain by sand from 72 to 80 inches. Based on our experience in the area, we would anticipate the shallow soil profile to consist of SP and PT materials within the foundation influence zone, with a historic Seasonal High Groundwater Table (SHGWT) within 0 to 2 feet of natural grade.

We will conduct a subsurface exploration for the above-referenced project in the following stages.

- 1) Notify Sunshine 811 to locate and mark existing utilities (Requires 2 full business days).
- 2) Mobilize personnel and equipment to the project site.
- 3) Perform up to four (4) interior hand auger borings with static cone penetrometer (SCP) tests through crawlspace accesses in the southeast and northwest portions of the structure. The purpose of the hand auger borings is to evaluate the shallow soil type and density.
- 4) Conduct visual classifications of the recovered soil samples.
- 5) Complete limited laboratory testing on selected samples as necessary to evaluate soil characteristics of the subgrade material.

Based on the data collected in the above stages, we will provide a report of findings. The results of the field phase of the exploration will be submitted in a formal engineering letter report. This report will present the soil classification (using the Unified Soil Classification System), estimated seasonal high groundwater table (SHGWT) and groundwater levels encountered in the borings, net allowable bearing capacity versus settlement. The report will be sent in electronic format which will be signed and sealed by a professional engineer.

Testing

Product	Quantity
Hand Auger Borings (HA)	1

Notes

This scope of work is limited to the above scope of work. Our services do not include the location of private utilities not located by utility locators within the Sunshine 811 System. It is assumed that the site is accessible to our equipment. However, should clearing be necessary and/or difficult access encountered due to fences and other obstacles, an additional cost of \$150.00 per hour will be incurred which is not included in the lump sum fee as indicated. Additional services will not be provided without prior written authorization from an authorized entity.

Costs

Section: Limited Geotechnical Testing

Description	Quantity
Hand Auger Borings (HA)	1.00
Total Cost: \$1,500.00	
Total: \$1,500.00	

Payment Terms

One-Time Payment	<i>Due at bid acceptance</i>	\$1,500.00
------------------	------------------------------	------------

Due to the constant fluctuation in material costs, this proposal is valid for 30 days. If your proposal has expired, we are happy to provide a new proposal.

This proposal price is for cash or check; a convenience fee of 3% will be charged for credit cards.

Scope of Work

Thank you for contacting Foundation Professionals, Inc. regarding your property. Below, we have included a detailed repair plan for your review.

Engineering

Overview

Provide Design of approximately 1,185 screw jacks and approximately 7,869 feet of steel I-beams to support the existing concrete slab, design will also include the concrete and reinforcement steel repairs.

Foundation: Pre-Construction

Product	Quantity
Engineering	1

Notes

This is the engineering fee for providing engineering, signed and sealed drawings needed for the permit.

SCOPE OF WORK NOT INCLUDED IN PROPOSAL:

- *Moisture Control Design, Grade Beam Repair or Stabilization Design, Stem Wall Repairs, etc.
- *Bidding Documents, Construction Administration, Submittal Review, Permit Fees, etc.
- *As-Built Documents
- *Inspections or Meetings

Costs

Section: Engineering

Description	Quantity
Engineering	1.00
Total Cost: \$45,000.00	
Total: \$45,000.00	

Payment Terms

Deposit	<i>Due at bid acceptance</i>	\$22,500.00
Balance	<i>Due before project start</i>	\$22,500.00

Due to the constant fluctuation in material costs, this proposal is valid for 30 days. If your proposal has expired, we are happy to provide a new proposal.

This proposal price is for cash or check; a convenience fee of 3% will be charged for credit cards.



COMPACT70

07.01.2025

COMFORTABLE BEGINS WITH DURABLE.

If there's one thing a dehumidifier must be, it's durable. Built to last, built to perform, built to show your damp and bug-infested basement or crawl space that it means business. Santa Fe dehumidifiers do just that.

Engineered and manufactured in America, we take great pride in setting the standard in dehumidification.



SANTA-FE-PRODUCTS.COM



SANTA-FE™
DEHUMIDIFIERS



THE SANTA FE DIFFERENCE.

From product inception, Santa Fe focuses on ensuring all products are:

- ✦ Energy Star® rated
- ✦ Low-temperature operation
- ✦ Superior air filtration (MERV-13)
- ✦ Ducting options
- ✦ Auto restart
- ✦ UL rated, ETL listed-highest safety standard
- ✦ Optional accessories for flexible installation
- ✦ 6-year warranty
- ✦ Manufactured in Madison, WI



BUILT TO LAST. BUILT TO PERFORM.

A WARRANTY THAT WARRANTS DISCUSSION.

To say we stand behinds our products is an understatement. When you choose a Santa Fe, you're choosing a dehumidifier that performs like no other, and is backed with an industry-leading 6-year warranty. You're not just buying a dehumidifier, you're buying peace of mind.

PROOF THAT TOUGHNESS HAS AN EFFICIENT SIDE.

Santa Fe dehumidifiers are durable, reliable and efficient. Every unit is Energy Star® certified, saving you up to \$1,766 (12,614 kWhr) over the 6-year warranty period.

FILTER THE BAD. DELIVER THE GOOD.

All Santa Fe dehumidifiers include a MERV-13 filter for superior filtration. Over a 6-year period, MERV-13 filters will remove 2 pounds of dust, pollen, mold spores, pet dander, and bacteria from the air in your home.*

SANTA FE COMPACT70

WATER REMOVAL	70 PINTS/DAY 8.75 GALLONS/DAY
CURRENT DRAW	5.1 AMPS
EFFICIENCY	5.0 PINTS/KWH
ENERGY FACTOR	2.4 L/KWH
AIR FILTER	MERV 13
DIMENSIONS	12.00" W 12.00" H 21.00" D
WEIGHT	55 LBS.
CRAWL SPACE SIZING	UP TO 1,800-2,600 FT ²
BASEMENT SIZING	UP TO 1,800-2,200 FT ²



*Based on regularly changing your air filter. See instructional manual for more information.

Water removal is per day.
Crawl space sizing is based on 5 foot ceiling height.
Basement sizing is based on 10 foot ceiling height.

ECP Crawl Space Vapor Barrier

ECP Vapor Barriers Prevent

- water vapor migration
- radon and methane gas
- mold, mildew and fungus
- wood rot
- heat loss (via damp insulation)
- allergens
- water damage



ECP's crawl space vapor barriers are a high performance crawl space vapor barrier designed to prevent moisture from entering the crawl space. The ECP 12 mil and 20 mil vapor barriers guard against mold, mildew, allergens, fungus, radon gas, methane gas, heat loss due to damp insulation, wood rot, and overall degradation of the crawl space. ECP's CVB-12 is a white, triple-ply polyethylene film laminated together. A heavy scrim reinforcement placed between these plies greatly enhances tear resistance and increases service life. ECP's CVB 20 consists of white high strength virgin polyethylene film laminated together with a black layer of molten polyethylene. Both outer layers contain UV inhibitors and thermal stabilizers to assure longer life while reducing head build up and condensation. Heavy duty diamond reinforcements respond to tears immediately by surrounding and stopping the tear.

Advantages Include:

- Superior Puncture and Tear Resistance
- Provides a Bright, Clean, Healthy Crawl Space
- Ensures an Effective Seal Against Pressure Driven Moisture
- Transforms Crawl Space Into a Usable Space
- Effective as a Radon and Methane Gas Barrier
- Exceeds All ASTM E 1745 Class A, B and C Requirements

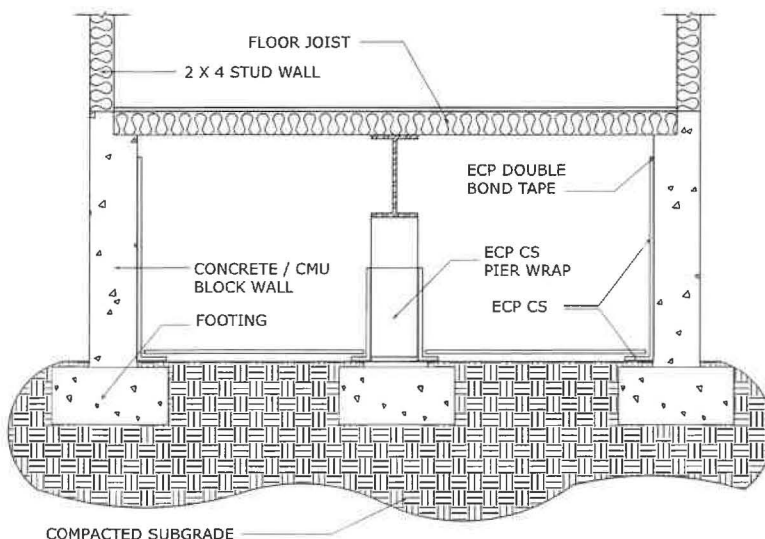
Creating a healthy home starts from the ground up. Crawl spaces are full of moisture and without a proper vapor barrier the moisture has nowhere to go but up. Without complete protection your living space and contents are in jeopardy. By installing ECP's CVB 12 or CVB 20, you can rest assured that you are using the best crawl space protection available.

**EARTH
CONTACT
PRODUCTS**

1-866-327-0007

15612 S Keeler Terr.
Olathe, Ks 66062
Phone: 913-393-0007
Fax: 913-393-0008
info@getecp.com
www.getecp.com

Properties	Test Method	ECP CVB20	ECP CVB 12
Appearance		white/white	white/black
Thickness, Nominal		20 mil	12 mil
Weight		14 oz./yd ²	7.9 oz./yd ²
Construction		Four -Layer Reinforced Extrusion Laminate	Four -Layer Reinforced Extrusion Laminate
1" Tensil Strength	ASTM D7003	90 lbf/in	76 lbf/in
Tensile Elongation at Scrim Break	ASTM D7003	16%	14%
Tensile Elongation at Film Break	ASTM D7003	760%	578%
Grab Tensile	ASTM D7004	140 lbf	100 lbf
CBR Puncture Resistance	ASTM D6241	340 lbf	276 lbf
Tongue Tear	ASTM D5884	63 lbf	54 lbf
Trapezoid Tear	ASTM D4533	85 lbf	59 lbf
Mullen Burst	ASTM D751	170 psi	107 psi
Max Use Temp		180° F	180° F
Min Use Temp		-70° F	-70° F
WVTR	ASTM E96 Procedure B	0.130 grains/(100in ² -day)	0.023 grains/(100in ² -day)
Perm Rating	ASTM E96 Procedure B	0.130 grains/(100in ² -day)	0.51 grains/(100in ² -day)



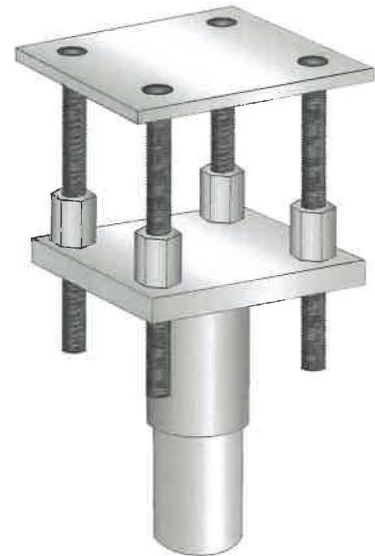
EARTH CONTACT PRODUCTS

1-866-327-0007

15612 S Keeler Terr.
Olathe, Ks 66062
Phone: 913-393-0007
Fax: 913-393-0008
info@getecp.com
www.getecp.com

The ECP Concentric Pier

The Patented ECP PPB-250 concentric pier is the latest in steel resistance piercing. The unique design and engineering allows you to use ECP push pier technology directly beneath the load or footing. The steel pier design penetrates the soil deeply beyond the active expansive clay soils to a true end bearing configuration. ECP, the leaders in steel pier technologies, has created the strongest and deepest driving concentric pier system on the market today!



Another Choice for Foundation Repair Underpinning!

No longer do you have to settle for weak, shallow driving under footing piers. The PPB-250 pier system drives deeper, lifts larger loads and is more stable than any other concentric pier on the market. The engineers at Earth Contact Products developed this pier to be placed directly under loads for crawl space applications, limited access areas and slab on grade homes.

The PPB-250 steel pier was designed to be the strongest foundation pier in the industry by combining galvanized steel pier material with a manifold lifting system. It is installed centrally beneath the footing rather than outside of the footing, thus transferring the structural load directly on top of the pier bracket. Our concentric pier system will achieve the greatest depth while installed in a position to provide the greatest support.

Designed to be the strongest foundation structural support in the industry

- Made of galvanized steel pier material
- Sturdy enough for commercial foundations
- Uses hydraulic manifold lifting system
- Installs with industry leading 10,000 psi system
- Designed by engineers for homeowners

Creates a deep foundation that exceeds your home's original structural strength!

**EARTH
CONTACT
PRODUCTS**

1-866-327-0007

15612 S Keeler Terr.

Olathe, Ks 66062

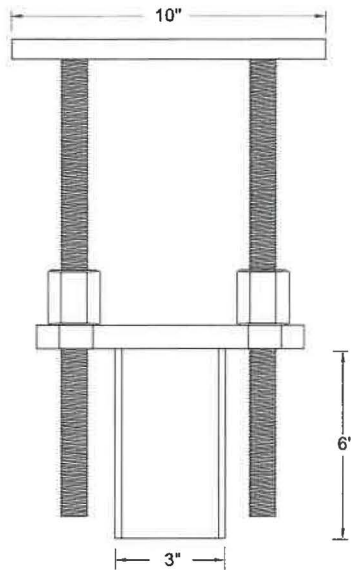
Phone: 913-393-0007

Fax: 913-393-0008

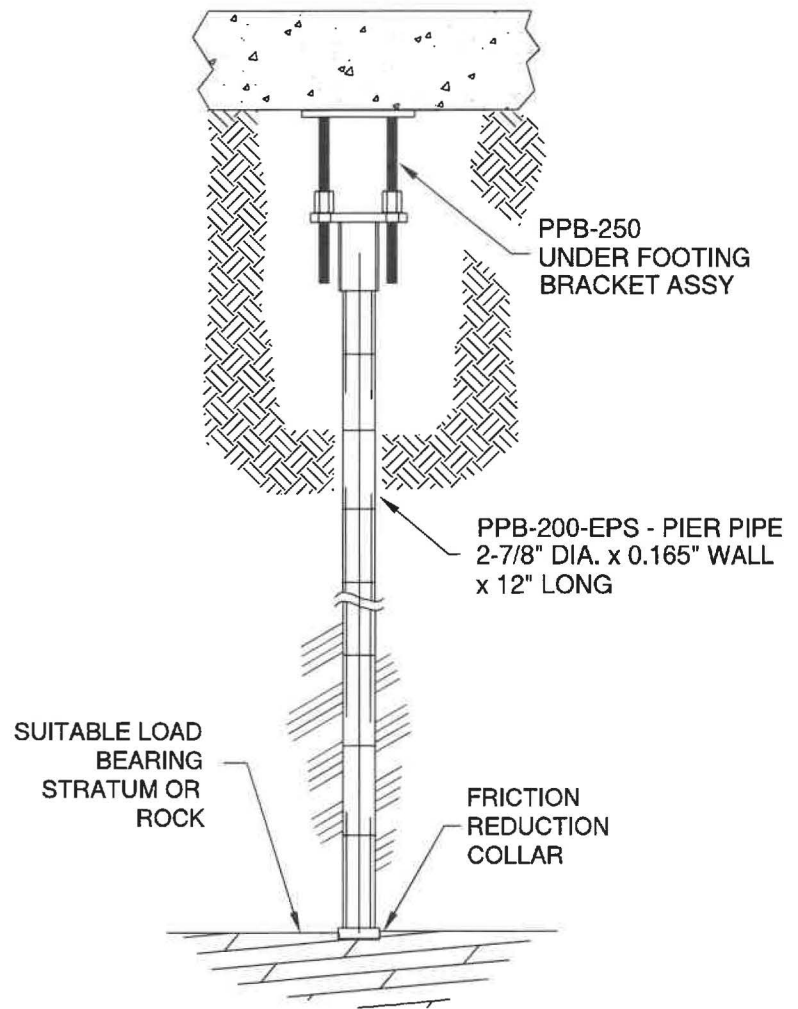
info@getecp.com

www.getecp.com

ECP Steel Pier™ - PPB-250 Utility Bracket Pier System



PPB-250
Utility Bracket Details



- Ultimate Capacity – 54,000 lb
- Fully Adjustable Unlimited Lift Capability
- Installs From Outside or Inside Structure
- Friction Reduction Collar On Lead Pier Section
- Installs With Portable Equipment
- Installed With Little or No Vibration
- Installs To Rock or Verified Load Bearing Stratum
- 100% of Piers Field Load Tested During Installation

**EARTH
CONTACT
PRODUCTS**

1-866-327-0007

15612 S Keeler Terr.
Olathe, Ks 66062
Phone: 913-393-0007
Fax: 913-393-0008
info@getecp.com
www.getecp.com



07.01.2025

Product Datasheet

PPB-200-EPS - Pier Pipe Extension



Product Specifications

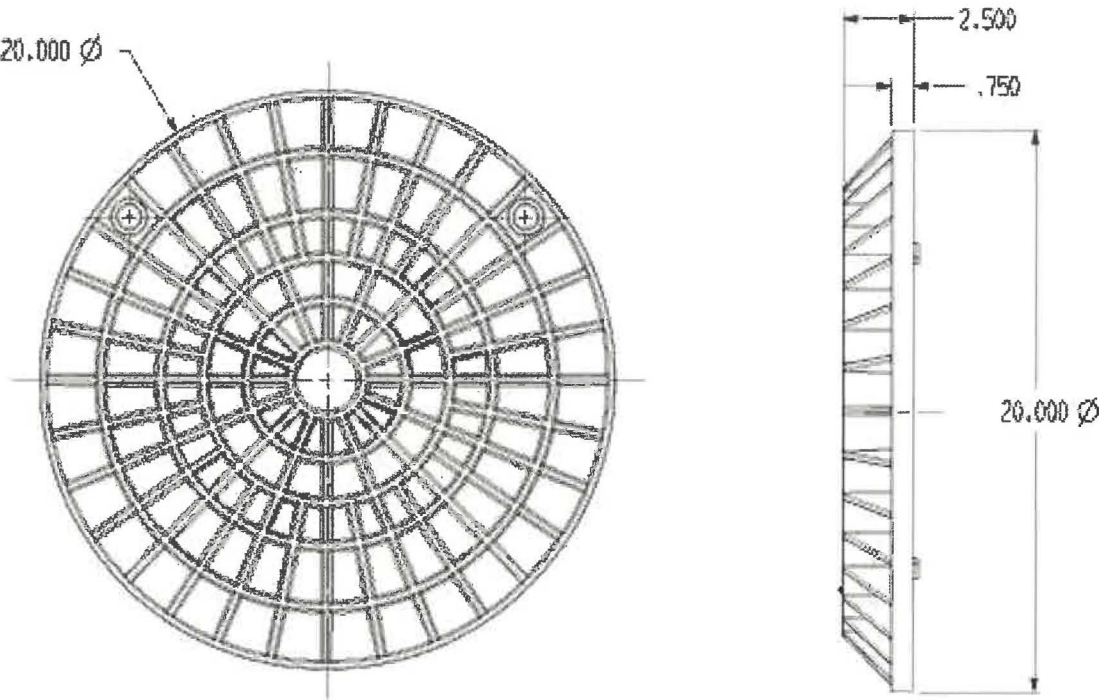
Product Style	Underpinning Bracket
Component	PPB-200 & PPB-250 Steel Pier Pipe Extension
Outside Diameter	2-7/8"
Wall Thickness	.165"
Length	12"
Coating	Galvanized
Pier Pipe	ASTM A500
Standard Package	1 per bundle
Weight	5 lbs.

Notes

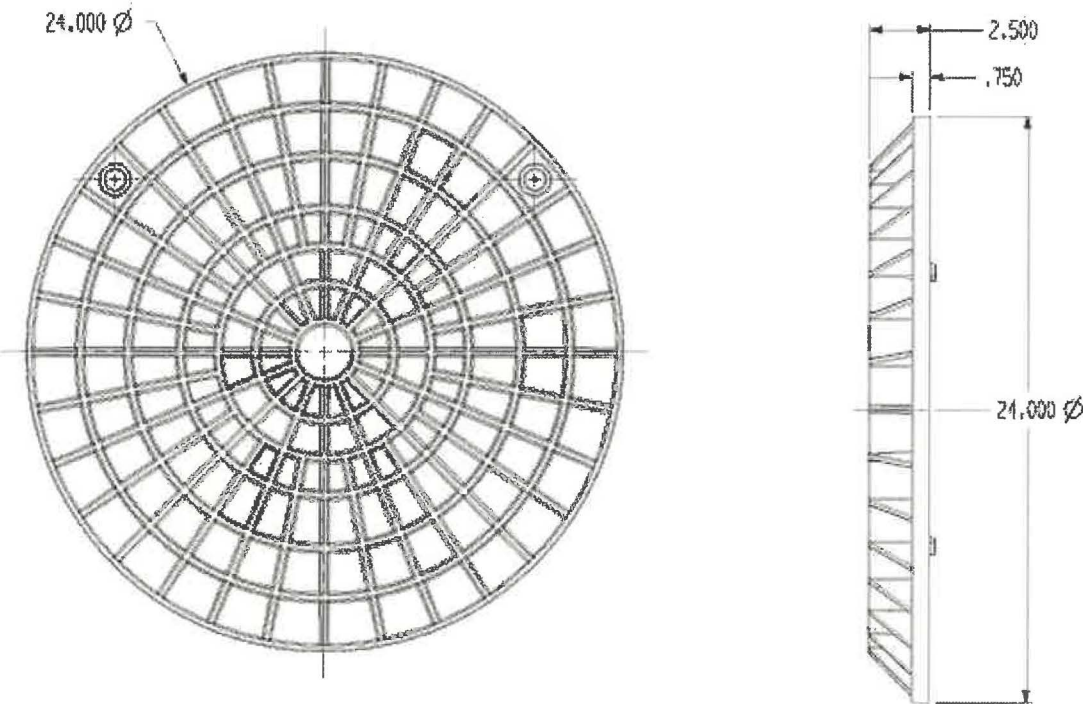
Used with PPB-200 and PPB-250 Pier Brackets.

Optional: High Strength Non-Shrink Grout

07.01.2025



(All Dimensions in inches)
FIGURE 4—FP-20 FOOTINGPAD®



(All Dimensions in inches)
FIGURE 5—FP-24 FOOTINGPAD®



PUSH PIER SYSTEM



Earth Contact Products: Providing You
The Very Best Solution for Your Foundation Problems

Designed and Engineered to Perform



07.01.2028

About Earth Contact Products

For over a decade, Earth Contact Products (ECP) has grown to the most trusted name for foundation steel products. As patent and trademark holders on over 18 items, we supply the very best products, service and support to our national network of contractors. We are dedicated to our contractors and the people that they serve, by providing the highest quality foundation products in the industry and standing behind them with a full manufacturer's warranty.

The Causes of your Home's Foundation Settlement

Evaporation: Hot and dry conditions may cause soil to pull away from the foundation. Settlement due to this foundation moisture imbalance could cause cracks to appear throughout the structure.

Transpiration: Tree roots could dehydrate the soil beneath a home causing soil shrinkage.

Plumbing Leaks: Water from leaky plumbing is often a major contributor to foundation problems including heaving.

Drainage: Improper drainage will lead to excess moisture build up, which could erode or consolidate soils. Excessive moisture may cause heaving of expansive soils.

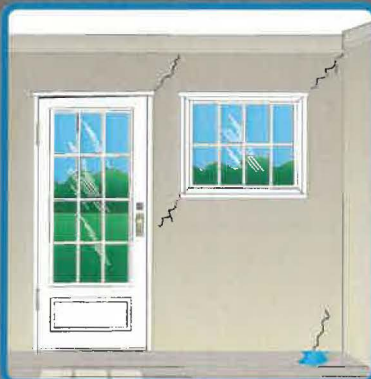
Site Preparation: Cut and fill situations, where soil is removed from part of the building site and stacked on another, needs proper soil stabilization before a structure is built; otherwise unexpected movements of the soil beneath the foundation may occur.



The Signs of Foundation Failure

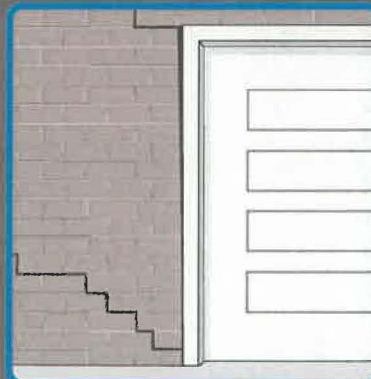
Your Home's Interior

- Cracks in drywall
- Doors and windows that stick
- Misaligned doors and windows
- Trim or molding misaligned
- Water leakage through cracks at base of walls



Your Home's Exterior

- Cracks in brickwork
- Gaps around doors and windows
- Fascia board pulled away
- Leaning or tilted chimneys

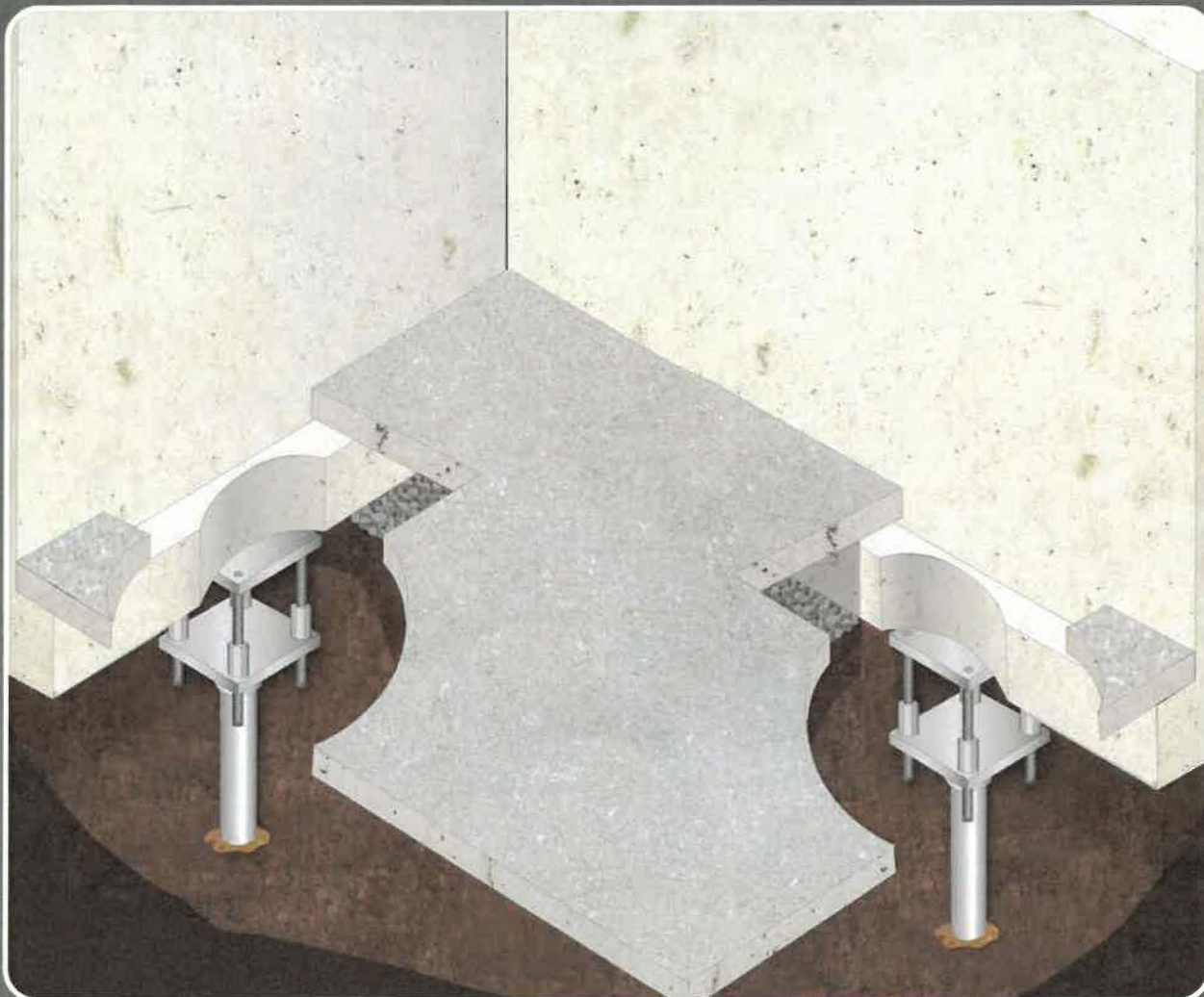


Your Basement

- Foundation seepage
- Cracks in walls
- Bowed walls
- Sinking foundation



The preferred **Solution** for your Home's Foundation Settlement



The ECP Steel Push Pier System is a permanent solution for your home's settling foundation. It provides you the very best option to repair your foundation back to level. Steel piers are hydraulically driven through our patented steel bracket to a load bearing stratum, as the entire structure works as the reaction.

- 100% Proof Tested
- Patented Design
- 25 Year Warranty
- The Right Choice!

Product Evaluation Report

Push Pier Report Number : PER - 09040
 2003 US Patent 6659692
 Products Designed and Tested to ICC AC-308 Standards

Progressive Engineering Inc. is an accredited Testing laboratory and Third Party Quality Control Agency. The product evaluation report represents an individual product that PEI has a follow-up service agreement with.

Progressive Engineering, Inc.
 5860 State Road 15, Goshen, IN 46528
www.p-e-i.com

The preferred **Process** to fix your Home's Foundation Settlement

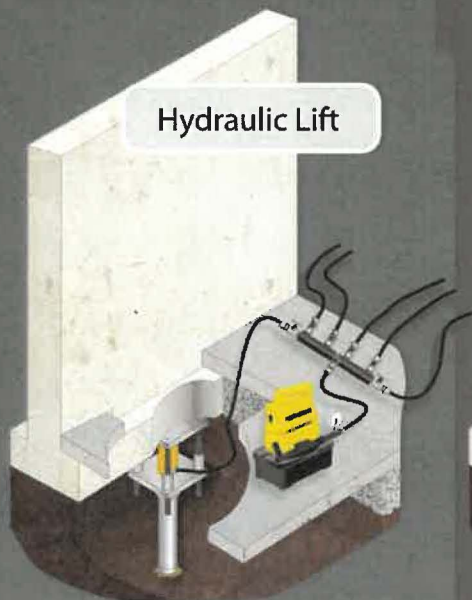
**Footing Excavation
& Preparation**



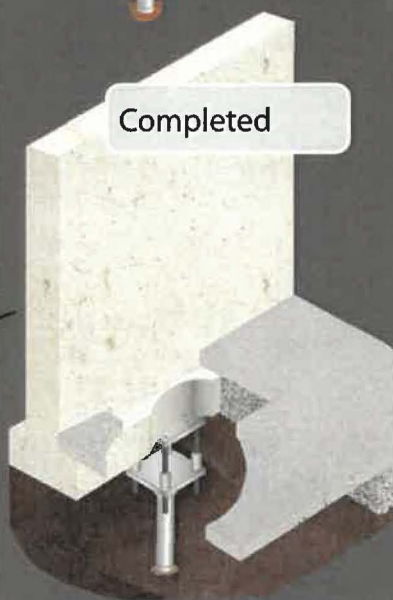
Pier Installation



Hydraulic Lift



Completed



ECP Push Piers

- Installs to load bearing stratum
- Permanent solution that prevents further settlement
- Unlimited structure lifting capabilities
- Installs with portable equipment (no heavy equipment needed)
- Year-round installation
- Manifold Lift (allows for synchronized lift)
- 10,000 psi hydraulic capacities

The Right Choice!

Authorized Installer of Earth Contact Products **ECP**





PRODUCT DATA SHEET

SikaTop®-123 Plus

Two-component, polymer-modified, cementitious, non-sag mortar plus Sika FerroGard® 901 penetrating corrosion inhibitor

PRODUCT DESCRIPTION

SikaTop®-123 Plus is a two-component, polymer-modified, Portland cement-based, fast-setting, non-sag mortar. It is a high performance repair mortar for vertical and overhead surfaces and offers the additional benefit of Sika FerroGard® 901, a penetrating corrosion inhibitor included in its formulation.

USES

- On grade, above and below grade on concrete and mortar.
- On vertical and overhead surfaces.
- As a structural repair material for parking structures, industrial plants, walkways, bridges, tunnels, dams and ramps.
- Approved for repairs over cathodic protection systems

CHARACTERISTICS / ADVANTAGES

- Extremely low shrinkage proven by four industry standard test methods.
- High compressive and flexural strengths.
- Increased freeze/thaw durability and resistance to deicing salts.
- Increased density - improved carbon dioxide resistance (carbonation) without adversely affecting water vapor transmission (not a vapor barrier).
- Enhanced with Sika FerroGard® 901, a penetrating corrosion inhibitor - reduces corrosion even in the adjacent concrete.
- Compatible with coefficient of thermal expansion of concrete - Passes ASTM C 884.

APPROVALS / STANDARDS

- USDA certifiable for incidental food contact
- ANSI/NSF Standard 61 potable water approved compliant.
- Tested per ICRI Guideline NO. 320.3R for inorganic repair material data sheet protocol

PRODUCT INFORMATION

Packaging	Component A	1 gal (3.68 L) jug - 4/carton
	Component B	44 lb. (20 kg) bag
Appearance / Color	Gray powder	
Shelf Life	12 months from date of production if stored properly in original, unopened and undamaged sealed packaging	
Storage Conditions	Store dry at 40–95 °F (4–35 °C).	

TECHNICAL INFORMATION

07.01.2025

Compressive Strength	1 day	3,000 psi (20.7 MPa)	(ASTM C-109)
	7 days	4,000 psi (27.6 MPa)	73 °F (23 °C)
	28 days	6,000 psi (41.4 MPa)	50 % R.H.
Modulus of Elasticity in Compression	2.94 x 10 ⁶ psi		(ASTM C-469)
Flexural Strength	28 days	1,500 psi (10.3 MPa)	(ASTM C-293) 73 °F (23 °C) 50 % R.H.
Splitting tensile strength	28 days	900 psi (6.2 MPa)	(ASTM C-496) 73 °F (23 °C) 50 % R.H.
Tensile Adhesion Strength	28 days	2,000 psi (13.8 MPa)	(ASTM C-882 modified)
* Mortar scrubbed into substrate at 73 °F (23 °C) and 50 % R.H.			
Pull-Out Resistance	28 days	500 psi (3.4 MPa) Substrate failure	(ASTM C-1583)
Shrinkage	28 days	1x1x11-1/4" specimen	0.05 % (ASTM C-157, mod. ICRI 320.3R)
	28 days	3x3x11-1/4" specimen	0.038 %
Ring test	> 70 days		(ASTM C-1581)
	Average Max Strain	- 36 µstrain	
	Average Stress Strain	4.92 psi/day	
	Potential for Cracking	Low	
Baenziger block	90 days	No cracking	
Freeze-Thaw Stability	300 cycles	98 %	(ASTM C-666)
Rapid Chloride Permeability	28 days	< 500 C	(ASTM C-1202 AASHTO T-277)

APPLICATION INFORMATION

Fresh mortar density	132 lb/ft ³ (2.2 kg/l)		(ASTM C-138)
Coverage	0.39 ft ³ (0.01 m ³) per bag (Coverage figures do not include allowance for surface profile and porosity or material waste)		
Layer Thickness	Min.	Max.	
	1/8" (3 mm)	1.5" (38 mm)	
Product Temperature	65–75 °F (18–24 °C)		
Ambient Air Temperature	> 45 °F (7 °C)		
Substrate Temperature	> 45 °F (7 °C)		
Set Time	15 - 40 min.		(ASTM C-266)
Final set time	< 60 min.		(ASTM C-266)

BASIS OF PRODUCT DATA

Results may differ based upon statistical variations depending upon mixing methods and equipment, temperature, application methods, test methods, actual site conditions and curing conditions.

ENVIRONMENTAL, HEALTH AND SAFETY

For further information and advice regarding transportation, handling, storage and disposal of chemical products, user should refer to the actual Safety Data Sheets containing physical, environmental, toxicological and other safety related data. User must read the current actual Safety Data Sheets before using any products. In case of an emergency, call CHEMTREC at 1-800-424-9300, International 703-527-3887.

DIRECTIVE 2004/42/CE - LIMITATION OF EMISSIONS OF VOC

0 g/l

(EPA method 24)

LIMITATIONS

- Do not use solvent-based curing compound.
- Size, shape and depth of repair must be carefully considered and consistent with practices recommended by ACI or ICRI.
- For additional information on substrate preparation, refer to ICRI Guideline No. 310.2R.
- If aggressive means of substrate preparation is employed, substrate strength should be tested in accordance with ACI 503 Appendix A prior to the repair application.
- As with all cement based materials, avoid contact with aluminum to prevent adverse chemical reaction and possible product failure. Insulate potential areas of contact by coating aluminum bars, rails, posts etc. with an appropriate epoxy such as Sikadur® 32, Hi-Mod.

APPLICATION INSTRUCTIONS

SURFACE PREPARATION

Surface preparation

- Surface must be clean and sound. Remove all deteriorated concrete, dirt, oil, grease, and other bond-inhibiting materials from the area to be repaired.
- Be sure repair area is not less than 1/8" (3 mm) in depth.
- Preparation work should be done by high pressure water blast, scabblers or other appropriate mechanical means to obtain an exposed aggregate surface profile of $\pm 1/16"$ (1.6 mm) (CSP-5).
- To ensure optimum repair results, the effectiveness of decontamination and preparation should be assessed by a pull-off test.
- Saw cutting of edges is preferred and a dovetail is recommended.
- Substrate should be Saturated Surface Dry (SSD) with clean water prior to application. No standing water should remain during application.

Priming

- Reinforcing steel: Steel reinforcement should be thoroughly prepared by mechanical cleaning to remove all traces of rust. Where corrosion has occurred due to the presence of chlorides, the steel should be high pressure washed with clean water after mechanical cleaning. For priming of reinforcing steel use Sika® Armatec® 110 EpoCem (consult PDS).
- Concrete Substrate:
 - Prime the prepared substrate with a brush or sprayed

applied coat of Sika® Armatec® 110 EpoCem (consult PDS).

- Alternately, a scrub coat of SikaTop®-123 Plus can be applied prior to placement of the mortar. The repair mortar has to be applied into the wet scrub coat before it dries.

MIXING

- Pour Component 'A' into mixing container.
- Add Component 'B' while mixing continuously.
- Mix mechanically with a low-speed drill (400–600 rpm) and mixing paddle or mortar mixer.
- Mix to a uniform consistency, maximum 3 minutes.
- Manual mixing can be tolerated only for less than a full unit. Thorough mixing and proper proportioning of the two components is necessary.

APPLICATION

07.01.2025

- SikaTop®-123 Plus must be scrubbed into the substrate, filling all pores and voids.
- Force material against edge of repair, working toward center.
- After filling repair, consolidate, then screed.
- Material may be applied in multiple lifts.

Multiple lifts

- Where multiple lifts are required score top surface of each lift to produce a roughened surface for next lift.
- Allow preceding lift to reach initial set, 30 minutes minimum, before applying fresh material.
- Substrate should be Saturated Surface Dry (SSD) with clean water prior to application. No standing water should remain during application.
- Scrub fresh mortar into preceding lift.
- Allow mortar or concrete to set to desired stiffness, then finish with wood or sponge float for a smooth surface.

CURING TREATMENT

- As per ACI recommendations for Portland cement concrete, curing is required.
- Moist cure with wet burlap and polyethylene, a fine mist of water or a water based* compatible curing compound (ASTM C-309).
- Curing compounds adversely affect the adhesion of following lifts of mortar, leveling mortar or protective coatings.
- Moist curing should commence immediately after finishing.
- Protect freshly applied mortar from direct sunlight, wind, rain and frost.

* Pretesting of curing compound is recommended.

OTHER RESTRICTIONS

See Legal Disclaimer.

LEGAL DISCLAIMER

- KEEP CONTAINER TIGHTLY CLOSED
- KEEP OUT OF REACH OF CHILDREN
- NOT FOR INTERNAL CONSUMPTION
- FOR INDUSTRIAL USE ONLY
- FOR PROFESSIONAL USE ONLY

Prior to each use of any product of Sika Corporation, its subsidiaries or affiliates ("SIKA"), the user must always

read and follow the warnings and instructions on the product's most current product label, Product Data Sheet and Safety Data Sheet which are available at usa.sika.com or by calling Sika's Technical Service Department at 1-800-933-7452. Nothing contained in any Sika literature or materials relieves the user of the obligation to read and follow the warnings and instructions for each Sika product as set forth in the current product label, Product Data Sheet and Safety Data Sheet prior to use of the Sika product.

Sika warrants this product for one year from date of installation to be free from manufacturing defects and to meet the technical properties on the current Product Data Sheet if used as directed within the product's shelf life. User determines suitability of product for intended use and assumes all risks. User's and/or buyer's sole remedy shall be limited to the purchase price or replacement of this product exclusive of any labor costs.

NO OTHER WARRANTIES EXPRESS OR IMPLIED SHALL APPLY INCLUDING ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. Sika SHALL NOT BE LIABLE UNDER ANY LEGAL THEORY FOR SPECIAL OR CONSEQUENTIAL DAMAGES. Sika SHALL NOT BE RESPONSIBLE FOR THE USE OF THIS PRODUCT IN A MANNER TO INFRINGE ON ANY PATENT OR ANY OTHER INTELLECTUAL PROPERTY RIGHTS HELD BY OTHERS.

Sale of Sika products are subject to the Terms and Conditions of Sale which are available at <https://usa.sika.com/en/group/SikaCorp/termsandconditions.html> or by calling 1-800-933-7452.

Sika Corporation
201 Polito Avenue
Lyndhurst, NJ 07071
Phone: +1-800-933-7452
Fax: +1-201-933-6225
usa.sika.com

Sika Mexicana S.A. de C.V.
Carretera Libre Celaya Km. 8.5
Fracc. Industrial Balvanera
Corregidora, Queretaro
C.P. 76920
Phone: 52 442 2385800
Fax: 52 442 2250537



Product Data Sheet
SikaTop®-123 Plus
November 2020, Version 01.03
020302040070000022

SikaTop-123Plus-en-US-(11-2020)-1-3.pdf





PRODUCT DATA SHEET

Sika® Armatec®-110 EpoCem

BONDING PRIMER AND REINFORCEMENT CORROSION PROTECTION

PRODUCT DESCRIPTION

Sika® Armatec®-110 EpoCem is a cementitious epoxy resin compensated 3-component, solvent-free, coating material with corrosion inhibitor, used as bonding primer and reinforcement corrosion protection.

USES

- Suitable in concrete repair as corrosion protection for reinforcement
- Suitable as a bonding primer on mortar, steel, and on placing fresh, plastic concrete to existing hardened concrete
- Protection to reinforcing steel in areas of thin concrete cover

CHARACTERISTICS / ADVANTAGES

- Contains EpoCem® technology - improved bonding agent
- Extended open times for repair mortars
- Excellent adhesion to concrete and steel
- Contains corrosion inhibitor
- Good resistance to water and chloride penetration
- High shear strength
- Long pot life
- Can be brushed on or applied using spray gun
- Can be used exterior on-grade
- Excellent bonding bridge for cement or epoxy based repair mortars
- High strength, unaffected by moisture when cured
- Non-flammable, solvent free

PRODUCT INFORMATION

Chemical Base	Portland cement, epoxy resin, selected aggregates and additives.				
Packaging	Unit	A	B	C	ABC
	3.5 gal (13.2 L)	47.6 oz (1.4 L)	122.1 oz (3.6 L)	46.82 lb (21.3 kg)	A + B in carton, C in bag
	1.65 gal (6.2 L)	22.7 oz (0.67 L)	57.6 oz (1.7 L)	5.5 lb (2.5 kg) (4 bags)	Factory- proportioned units in a pail
Appearance / Color	Component A			White liquid	
	Component B			Colorless liquid	
	Component C			Gray powder	
Shelf Life	12 months from date of production if stored properly in original, unopened and undamaged sealed packaging				
Storage Conditions	Store dry at 40–95 °F (4–35 °C)				

Protect Component A and B from freezing. If frozen, discard.
Protect Component C from moisture. If damp, discard.

07.01.2025

TECHNICAL INFORMATION

Compressive Strength	3 days	4,500 psi (31.0 MPa)	(ASTM C-109)
	7 days	6,500 psi (44.8 MPa)	73 °F (23 °C)
	28 days	8,500 psi (58.6 MPa)	50 % R.H.
Flexural Strength	28 days	1,250 psi (8.6 MPa)	(ASTM C-348) 73 °F (23 °C) 50 % R.H.
Splitting Tensile Strength	28 days	600 psi (4.1 MPa)	(ASTM C-496) 73 °F (23 °C) 50 % R.H.
Tensile Adhesion Strength	Bond of steel reinforcement on concrete		
	Sika® Armatec® 110	625 psi (4.3 MPa)	(ASTM C-1583)
	EpoCem coated		73 °F (23 °C)
	Epoxy coated	508 psi (3.5 MPa)	50 % R.H.
Slant Shear Strength	Plain reinforcement	573 psi (4.0 MPa)	
	Bonding agent properties (14 d. moist cure, plastic to hardened concrete)		
	Wet on wet	2,800 psi (19.3 MPa)	(ASTM C-882)
	24 hr. open time	2,600 psi (17.9 MPa)	73 °F (23 °C) 50 % R.H.
Permeability to Water Vapor	Control	7.32 x 10 ⁻¹⁰ ft/sec	
	145 psi (10 bar)	8.92 x 10 ⁻¹⁵ ft/sec	
Diffusion Resistance to Water Vapor	μ H ₂ O ~100		
Permeability to CO₂	μ CO ₂ ~14,000		
Corrosion Test	Time-to-Corrosion Study		
	<ul style="list-style-type: none"> Sika® Armatec®-110 EpoCem more than tripled the time to corrosion Reduced corrosion rate by over 40 % 		

APPLICATION INFORMATION

Fresh Mortar Density	A+B+C ~125 lb/ft ³ (~2.0 kg/l)		
Coverage	Bonding agent	80 ft ² /gal (7.4 m ² /l)	
	Corrosion Protection	40 ft ² /gal (3.7 m ² /l)	
(Coverage figures do not include allowance for surface profile and porosity or material waste)			
Layer Thickness		Min. thickness of 1 coat	Coat
	Bonding agent	20 mils	1
	Corrosion Protection	20 mils	2
Product Temperature	65°-75°F (18°-24°C)		
Ambient Air Temperature	40-95 °F (5-35 °C)		
Substrate Temperature	40-95 °F (5-35 °C)		
Pot Life	~ 90 minutes		
Waiting / Recoat Times	Sika repair mortars and non-fast setting concrete can be applied on Sika® Armatec®-110 EpoCem within a maximum time of:		

Temperature	Maximum Waiting Time 07.01.2025
80°- 95 °F (26°- 35 °C)	6 hours
65°-79 °F (18°- 26 °C)	12 hours
50°- 64° F (10°- 17° C)	16 hours
40°- 49° F (4°- 9° C)	wet-on-wet

APPLICATION INSTRUCTIONS

SURFACE PREPARATION

Concrete

- Free from dust, loose material, surface contamination and materials which reduce bond or prevent suction or wetting by repair materials.
- Delaminated, weak, damaged and deteriorated concrete and where necessary sound concrete shall be removed by suitable means.
- Substrate must be Saturated Surface Dry (SSD) with no standing water.

Steel reinforcement

- Rust, scale, mortar, concrete, dust and other loose and deleterious material which reduces bond or contributes to corrosion shall be removed by blast cleaning or other means of mechanical abrasion and reinforcement.
- Should be fully exposed and have all corrosion removed.

MIXING

- Sika® Armatec®-110 EpoCem can be mixed with a low-speed (< 250 rpm) electric drill mixer.
- Shake components A and B thoroughly before opening.
- Pour liquid components A and B into a suitable mixing vessel and mix for 30 seconds.
- While still mixing components A and B slowly add powder component C.
- Mix the three components together for a minimum 3 minutes until blend is uniform and free of lumps, minimizing addition of air.
- Mix only the quantity that you can be applied within the pot life.
- DO NOT ADD WATER.

APPLICATION

As reinforcement corrosion protection

- Apply by stiff-bristle brush or spray at 80 ft² /gal.
- Take special care to properly coat the underside of the totally exposed steel.
- Allow coating to dry 2-3 hours at 73 °F, then apply a second coat at the same coverage.
- Allow to dry again before the repair mortar or concrete is applied.
- Pour or place repair within 7 days

As a bonding primer

- Apply using a stiff-bristle brush or broom. To achieve good bond, Sika® Armatec®-110 EpoCem must be applied well into the substrate, filling all pores and ensure complete coverage of all surface irregularities (minimum layer thickness 1/64" (0.5 mm).
- Spray apply with Goldblatt Pattern Pistol or equal equipment.
- Apply the freshly mixed patching mortar or concrete wet on wet, or up to the maximum recommended open time, onto the bonding slurry.

CURING TREATMENT

Sika® Armatec®-110 EpoCem must be protected against contamination and rain until application of the repair mortar.

CLEANING OF TOOLS

Clean all tools and application equipment with water immediately after use. Hardened material can only be mechanically removed.

LIMITATIONS

- Avoid application in direct sun and/or strong wind and/or rain.
- Do not add water.
- Not a vapor barrier.
- Apply only to sound, prepared substrates.
- Not recommended for use with expansive grouts and SikaQuicks
- Use of semi-dry mortars onto Sika® Armatec®-110 EpoCem must be applied "wet on wet"
- When used in overhead applications with hand placed patching mortars, use "wet on wet" for maximum mortar built thickness.
- Substrate profile as specified by the overlay or repair material is still required.
- As with all cement based materials, avoid contact with aluminum to prevent adverse chemical reaction and possible product failure. Insulate potential areas of contact by coating aluminum bars, rails, posts etc. with an appropriate epoxy such as Sikadur® Hi-Mod 32.

BASIS OF PRODUCT DATA

Results may differ based upon statistical variations depending upon mixing methods and equipment, temperature, application methods, test methods, actual site conditions and curing conditions.

OTHER RESTRICTIONS

See Legal Disclaimer.

ENVIRONMENTAL, HEALTH AND SAFETY

For further information and advice regarding transportation, handling, storage and disposal of chemical products, user should refer to the actual Safety Data Sheets containing physical, environmental, toxicological and other safety related data. User must read the current actual Safety Data Sheets before using any products. In case of an emergency, call CHEMTREC at 1-800-424-9300, International 703-527-3887.

DIRECTIVE 2004/42/CE - LIMITATION OF EMISSIONS OF VOC

A+B+C combined 50 g/l

LEGAL DISCLAIMER

07.01.2025

- KEEP CONTAINER TIGHTLY CLOSED
- KEEP OUT OF REACH OF CHILDREN
- NOT FOR INTERNAL CONSUMPTION
- FOR INDUSTRIAL USE ONLY
- FOR PROFESSIONAL USE ONLY

Prior to each use of any product of Sika Corporation, its subsidiaries or affiliates ("SIKA"), the user must always read and follow the warnings and instructions on the product's most current product label, Product Data Sheet and Safety Data Sheet which are available at usa.sika.com or by calling SIKA's Technical Service Department at 1-800-933-7452. Nothing contained in any SIKA literature or materials relieves the user of the obligation to read and follow the warnings and instructions for each SIKA product as set forth in the current product label, Product Data Sheet and Safety Data Sheet prior to use of the SIKA product.

SIKA warrants this product for one year from date of installation to be free from manufacturing defects and to meet the technical properties on the current Product Data Sheet if used as directed within the product's shelf life. User determines suitability of product for intended use and assumes all risks. User's and/or buyer's sole remedy shall be limited to the purchase price or replacement of this product exclusive of any labor costs. **NO OTHER WARRANTIES EXPRESS OR IMPLIED SHALL APPLY INCLUDING ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. SIKA SHALL NOT BE LIABLE UNDER ANY LEGAL THEORY FOR SPECIAL OR CONSEQUENTIAL DAMAGES. SIKA SHALL NOT BE RESPONSIBLE FOR THE USE OF THIS PRODUCT IN A MANNER TO INFRINGE ON ANY PATENT OR ANY OTHER INTELLECTUAL PROPERTY RIGHTS HELD BY OTHERS.**

Sale of SIKA products are subject to the Terms and Conditions of Sale which are available at <https://usa.sika.com/en/group/SikaCorp/termsandconditions.html> or by calling 1-800-933-7452.

Sika Corporation
201 Polito Avenue
Lyndhurst, NJ 07071
Phone: +1-800-933-7452
Fax: +1-201-933-6225
usa.sika.com

Sika Mexicana S.A. de C.V.
Carretera Libre Celaya Km. 8.5
Fracc. Industrial Balvanera
Corregidora, Queretaro
C.P. 76920
Phone: 52 442 2385800
Fax: 52 442 2250537



Product Data Sheet
Sika® Armatex®-110 EpoCem
March 2020, Version 01.02
020302020050000003

SikaArmatex-110EpoCem-en-US-(03-2020)-1-2.pdf





PRODUCT DATA SHEET

Sikagard®-740 W

Silane based reactive water repellent penetrating sealer

PRODUCT DESCRIPTION

Sikagard®-740 W is a one part low viscosity, reactive impregnation for concrete and cementitious substrates based on concentrated Silane emulsion. Sikagard®-740 W complies with the requirements of NCHRP Report 244 Series II & IV. Sikagard®-740 W is classified under the ALBERTA infrastructure and transportation specifications. Sikagard®-740 W complies with the highest requirements of EN 1504-2 for hydrophobic Impregnation (penetration depth class II & resistance to freeze-thaw cycles and chloride ion penetration).

USES

Sikagard®-740 W is used as water-repellent penetrating sealer (hydrophobic treatment) for absorbent substrates such as:

- Walkways and ramps
- Industrial floors
- Exposed aggregate
- Pre-cast or pre-placed concrete
- Masonry
- Parking decks
- Stadiums
- Bridge Decks

CHARACTERISTICS / ADVANTAGES

- Good penetration
- Economic and easy to use
- Reduces capillary water absorption, protection against driving rain and splashing on vertical areas
- Reduction of absorption of aggressive or deleterious agents dissolved in water (i.e. chlorides)
- No change in water vapor permeability
- Increases the resistance of concrete to freeze and thaw cycles and de-icing salts
- Water based emulsion, Low VOC
- Resistant to sea water
- Ready to use

PRODUCT INFORMATION

Chemical Base	Alkoxysilane
Packaging	5 gal. (19 L) pail and 55 gal. (208 L) drum
Appearance / Color	Milky water like liquid emulsion.
Shelf Life	9 months from date of production if stored in unopened, undamaged and original sealed packaging.

Storage Conditions	Store in dry and cool conditions. Protect from moisture and frost. Condition material between 40°F and 95°F prior to application		07.01.2025
Active Content	~40 %		
Product Declaration	Alberta DOT Type 1a	129 ft ² /gal.	
	Alberta DOT Type 1b		
	Water Repellence	86.3%	
	Alkali Resistance	85.3%	
	Vapor Transmission	72.3%	
	NCHRP 224 Series II	125 ft ² /gal.	
	Water Weight Gain	85%	
	Absorbed Chloride	96%	
	NCHRP 224 Series IV	125 ft ² /gal.	
	Absorbed Chloride	79.1%	

TECHNICAL INFORMATION

Freeze Thaw De-Icing Salt Resistance	90 Day Salt Ponding		AASHTO T259
	0.0 - 0.5"	93%	
	0.5 - 1.0"	73%	
	1.0 - 1.5"	74%	
	Scaling Resistance	None	ASTM C672
Penetration Depth	<10 mm		OHD L-34

APPLICATION INFORMATION

Coverage	Coverage is entirely dependent on the porosity of the substrate. Extremely non-porous substrates may only require 1 coat. To ensure proper penetration depth, a field mock up is recommended: ~ 240–380sq.ft/gal
Ambient Air Temperature	40 °F (5 °C) min. / 95 °F (35 °C) max.
Substrate Temperature	40 °F (5 °C) min. / 95 °F (35 °C) max.
Waiting / Recoat Times	Can be overcoated with water and solvent based polymer paint - contact the proposed paint manufacturer for recommendations. Sikagard®-740 W can be used as a water repellent primer under many Sikagard® protective coatings. Penetration of water is thus prevented at possible weak spots or in the event of damage to the top coat and the risk of consequential damages such as paint flaking can be reduced. Waiting time: minimum 5 hours, maximum 1 week.
Curing Treatment	Sikagard®-740 W does not require any special curing but must be protected from rain for at least 6 hours at 68 °F (20 °C).

APPLICATION INSTRUCTIONS

SURFACE PREPARATION

Best results are achieved when Sikagard®-740 W is applied on 28 days old concrete – however, due to its high alkali resistance; it is still possible to apply it as early as 3 days – lower penetration might then be expected. Best results are achieved on a dry, very

absorbent substrate. All surfaces to be sealed must be dry, clean, sound before application. Remove all grease, curing compounds, surface treatments, coatings, oils, etc. Preparation Work: Concrete and masonry surfaces must be prepared using mechanical means (sandblast, shot blast, high pressure water, etc.). Cracks in concrete more than 12 mils must be repaired prior to application of the hydrophobic treatment. If using water to clean, substrate should be visibly dry (i.e. no damp/dark

patches) before coating. Surface moisture as measured by Tramex® should read 6% or lower.

MIXING

Sikagard®-740 W is supplied ready for use and must not be diluted.

APPLICATION

Sikagard®-740 W is applied using a low-pressure spray, airless spray, brush or roller, in a single pass from bottom up taking care not to let the product run. Apply subsequent pass “wet on wet” until the required consumption is achieved.

On horizontal surface, use flooding technique but avoid excessive ponding on the surface.

LIMITATIONS

- Best results are achieved when Sikagard®-740 W is applied on 28 days old concrete – however, due to its high alkali resistance; it is still possible to apply it at an early age – lower penetration might then be expected.
- Areas such as window frames which still need to be painted must be securely covered to avoid contact with Sikagard®-740 W.
- Areas not to be impregnated such as window panes need to be protected from being accidentally contaminated with Sikagard®-740 W.
- Sikagard®-740 W can damage some coatings and bituminous products.
- In rare cases, Sikagard®-740 W might lead to light darkening of concrete, apply sample areas first.
- Cannot be overcoated with limewash or cement paint.
- Apply Sikagard®-740 W onto a sample area to confirm consumption rates versus penetration depth.
- Refer to the latest Method Statement for detailed information regarding surface preparation, application method, etc.

SCAQMD Rule 1113

(A) Used only for reinforced concrete bridge structures for transportation projects within 5 miles of the coast or above 4,000 feet elevation; or for restoration and/or preservation projects on registered historical buildings that are under the purview of a restoration architect.

(B) Penetrates into concrete and masonry substrates and chemically react to form covalent bonds with naturally occurring minerals in the substrate.

(C) Lines the pores of concrete and masonry substrates with a hydrophobic coating, but do not form a surface film.

(D) Improves water repellency at least 80 percent after application on a concrete or masonry substrate. This performance must be verified on standardized test specimens, in accordance with one or more of the following standards: ASTM C67, or ASTM C97/97M, or ASTM C140.

(E) Provides a breathable waterproof barrier for concrete or masonry surfaces that does not prevent or substantially retard water vapor transmission. This

performance must be verified on standardized test specimens, in accordance with ASTM E96/E96M or ASTM D6490. 07.01.2025

(F) Meets the performance criteria listed in the National Cooperative Highway Research Report 244 (1981), surface chloride screening applications, for products labeled and formulated for vehicular traffic.

BASIS OF PRODUCT DATA

Results may differ based upon statistical variations depending upon mixing methods and equipment, temperature, application methods, test methods, actual site conditions and curing conditions.

OTHER RESTRICTIONS

See Legal Disclaimer.

ENVIRONMENTAL, HEALTH AND SAFETY

For further information and advice regarding transportation, handling, storage and disposal of chemical products, user should refer to the actual Safety Data Sheets containing physical, environmental, toxicological and other safety related data. User must read the current actual Safety Data Sheets before using any products. In case of an emergency, call CHEMTREC at 1-800-424-9300, International 703-527-3887.

LEGAL DISCLAIMER

- KEEP CONTAINER TIGHTLY CLOSED
- KEEP OUT OF REACH OF CHILDREN
- NOT FOR INTERNAL CONSUMPTION
- FOR INDUSTRIAL USE ONLY
- FOR PROFESSIONAL USE ONLY

Prior to each use of any product of Sika Corporation, its subsidiaries or affiliates (“SIKA”), the user must always read and follow the warnings and instructions on the product’s most current product label, Product Data Sheet and Safety Data Sheet which are available at usa.sika.com or by calling SIKA’s Technical Service Department at 1-800-933-7452. Nothing contained in any SIKA literature or materials relieves the user of the obligation to read and follow the warnings and instructions for each SIKA product as set forth in the current product label, Product Data Sheet and Safety Data Sheet prior to use of the SIKA product.

SIKA warrants this product for one year from date of installation to be free from manufacturing defects and to meet the technical properties on the current Product Data Sheet if used as directed within the product’s shelf life. User determines suitability of product for intended use and assumes all risks. User’s and/or buyer’s sole remedy shall be limited to the purchase price or replacement of this product exclusive of any labor costs.

INSURANCE/SURETY BONDS
JOHNSON
& COMPANY

July 2, 2025

Palm Beach County Board of
County Commissioners – Capital Improvements Division
2633 Vista Parkway
West Palm Beach, FL 33411-5604

RE: Authority of Date Bonds, Powers of Attorney and Form of Guarantee
Principal: Robling Architecture Construction, Inc.
Project: Melissa's Place Crawl Space Repairs – 2023-029177
Bond No. 2361967

To Whom It May Concern;

Please be advised that as Surety on the above referenced bond, we hereby authorize the Palm Beach County Board of County Commissioners to date the Performance and Payment Bonds, Powers of Attorney for the above captioned project concurrent with the date of the contract agreement.

The Form of Guarantee may be dated the date of Substantial Completion.

Swiss Re Corporate Solutions America Insurance Corporation



Tyler Ragland,
Attorney-In-Fact and Florida
Licensed Resident Agent

PUBLIC CONSTRUCTION BOND

Bond Number : 2361967

Bond Amount: \$3,427,688.09

Contract Amount: \$3,427,688.09

Contractor's Name: Robling Architecture Construction, Inc.

Contractors Address: 101 Walker Avenue, Greenacres, FL 33463

Contractor's Phone: (561) 649-6705

Surety Company: Swiss Re Corporate Solutions America Insurance Corporation

Surety's Address: 1200 Main Street, Suite 800
Kansas City, MO 64105

Surety's Phone: (816) 235-3700

Owner's Name: Palm Beach County – Board of County Commissioners
Capital Improvements Division (CID)

Owner's Address: 2633 Vista Parkway, Suite 2E
West Palm Beach, FL 33411-5604

Owner's Phone: (561) 233-0261

Project Name: Melissa's Place Crawl Space Repair Repairs (Phase 2)

Project Number: 2023-029177

Contract Number: (to be provided after Contract awarded (R) if applicable) R

Description of Work: Renovations to Melissa's Place, all construction phases

Project Address, PCN or Legal Description: 1749 E. Main Street, Suite 101, Pahokee, FL 33476
PCN#48-37-42-08-01-004-0010

This Bond is issued in favor of the County conditioned on the full and faithful performance of the Contract.

PUBLIC CONSTRUCTION BOND

KNOW ALL MEN BY THESE PRESENTS: that Contractor and Surety, are held and firmly bound unto

Palm Beach County Board of County Commissioners
301 N. Olive Avenue
West Palm Beach, Florida 33401

as Oblige, herein called County, for the use and benefit of claimant as hereinbelow defined, in the amount of (three million, four hundred twenty seven thousand, six hundred eighty eight dollars and 09/100)

Dollars \$ 3,427,688.09

for the payment whereof Principal and Surety bind themselves, their heirs, personal representatives, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS,

Principal has by written agreement entered into a contract with the County for

Project Name: Melissa's Crawl Space Repairs (Phase 2)
Project No.: 2023-029177
Project Description: Renovations to the Melissa's Place, all construction phases
Project Location: 1749 E. Main Street, Suite 101, Pahokee, FL 33476

in accordance with Drawings and Specifications prepared by

NAME OF ARCHITECTURAL FIRM: Robling Architecture Construction, Inc.
LOCATION OF FIRM: 101 Walker Avenue, Greenacres, FL 33463
PHONE: (561) 649-6705

which contract is by reference made a part hereof in its entirety, and is hereinafter referred to as the Contract.

1. THE CONDITION OF THIS BOND is that if Principal:

- a. Performs the contract between Principal and County for the construction of Melissa's Crawl Space Repairs (Phase 2), Project No. 2023-029177 the contract being made a part of this bond by reference, at the times and in the manner prescribed in the contract; and
- b. Promptly makes payments to all claimants, as defined in Section 255.05, Florida Statutes, supplying Principal with labor, materials, or supplies, used directly or indirectly by Principal in the prosecution of the work provided for in the contract; and
- c. Pays County all losses, damages (including liquidated damages), expenses, costs, and attorneys' fees, including appellate proceedings, that County sustains because of a default by Principal under the contract; and

PUBLIC CONSTRUCTION BOND

- d. Performs the guarantee of all work and materials furnished under the contract for the time specified in the contract,

then this bond is void; otherwise it remains in full force.

2. Any changes in or under the contract documents and compliance or noncompliance with any formalities connected with the contract or the changes does not affect Surety's obligation under this bond. Any increase in the total contract amount as authorized by the County shall accordingly increase the Surety's obligation by the same dollar amount of said increase. Contractor shall be responsible for notification to Surety of all such changes, but failure of such notice shall not affect or be a defense or excuse to Surety's obligations under this bond.

3. The amount of this bond shall be reduced by and to the extent of any payment or payments made in good faith hereunder, inclusive of the payment by Surety of construction liens which may be filed of record against said improvement, whether or not claim for the amount of such lien be presented under and against the bond.

4. Principal and Surety expressly acknowledge that any and all provisions relating to consequential, delay and liquidated damages contained in the contract are expressly covered by and made a part of this Performance, Labor and Material Payment Bond. Principal and Surety acknowledge that any such provisions lie within their obligations and within the policy coverages and limitations of this instrument.

5. Section 255.05, Florida Statutes, as amended, together with all notice and time provisions contained therein, is incorporated herein, by reference, in its entirety. Any action instituted by a claimant under this bond for payment must be in accordance with the notice and time limitation provisions in Section 255.05(2), Florida Statutes. This instrument regardless of its form, shall be construed and deemed a statutory bond issued in accordance with Section 255.05, Florida Statutes.

6. Any action brought under this instrument shall be brought in a state court of competent jurisdiction in Palm Beach County and not elsewhere, and shall be construed in accordance with the laws of the State of Florida without regard to applicable principles of conflicts of law.

Dated on _____, 20____

PRINCIPAL: Robing Architecture Construction, Inc

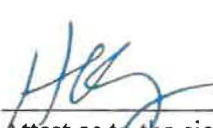
By 
Signature

Damon A Robling, President
(Print Name and Title)

(SEAL)

Address of Principal: 101 Walker Avenue

Greenacres, FL 33463


Attest as to the signature of Principal

Holly Kennedy Treasurer
Title

Address of Witness: 291 W. Ladyfinger Cir
WPB, FL 33445

PUBLIC CONSTRUCTION BOND

SURETY: Swiss Re Corporate Solutions America Insurance Corporation

By: Tyler Ragland
Signature

Tyler Ragland, Attorney-In-Fact
(Print Name and Title)

Laura Krajczewski
Attest as the signature of Surety

Laura Krajczewski, Witness
Title

Address of Witness: Johnson & Company
801 N. Orange Avenue, Suite 510, Orlando, FL 32801

(SEAL)

Address of Surety: 1200 Main St, Suite 800,
Kansas City, MO 64105

IMPORTANT: Surety companies executing bonds must appear and remain on the U.S. Treasury Department's most current list (Federal Register) during construction, guarantee and warranty periods, and be authorized to transact business in the State of Florida.

FIRST PAGE MUST BE COMPLETED

NOTE: If Contractor is a Partnership, all partners must execute bond.

BOND MUST CONTAIN ORIGINAL SIGNATURES. NO COPIES WILL BE ACCEPTED

FORM OF GUARANTEE

GUARANTEE FOR Contractor Name: Robling Architecture Construction, Inc. and
Surety Name: Swiss Re Corporate Solutions America Insurance Corporation

We the undersigned hereby guarantee that the (**Melissa's Place Crawl Space Repairs (Phase 2), Project No. 2023-029177**) Palm Beach County, Florida, which we have constructed and bonded, has been done in accordance with the plans and specifications; that the work constructed will fulfill the requirements of the guaranties included in the Contract Documents. We agree to repair or replace any or all of our work, together with any work of others which may be damaged in so doing, that may prove to be defective in the workmanship or materials within a period of one year from the date of Substantial Completion of all of the above named work by the County of Palm Beach, State of Florida, without any expense whatsoever to said County of Palm Beach, ordinary wear and tear and unusual abuse or neglect excepted by the County. When correction work is started, it shall be carried through to completion.

In the event of our failure to acknowledge notice, and commence corrections of defective work within five (5) working days after being notified in writing by the Board of County Commissioners, Palm Beach County, Florida, we, collectively or separately, do hereby authorize Palm Beach County to proceed to have said defects repaired and made good at our expense and we will honor and pay the costs and charges therefore upon demand.

DATED _____
(Date to be filled in at substantial completion)

SEAL AND NOTARIAL
ACKNOWLEDGMENT OF SURETY

Robling Architecture Construction, Inc
(Contractor Name) (Seal)

By: 
(Contractor Signature)

Damon A Robling, President
(Print Name and Title)

Swiss Re Corporate Solutions America Insurance Corporation
(Surety Name) (Seal)

By: 
(Surety Signature)

Tyler Ragland, Attorney-In-Fact
(Print Name and Title)

MUST CONTAIN ORIGINAL SIGNATURES, NO COPIES WILL BE ACCEPTED

SWISS RE CORPORATE SOLUTIONS

SWISS RE CORPORATE SOLUTIONS AMERICA INSURANCE CORPORATION ("SRCSAIC")
SWISS RE CORPORATE SOLUTIONS PREMIER INSURANCE CORPORATION ("SRCSPIC")
WESTPORT INSURANCE CORPORATION ("WIC")

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, THAT SRCSAIC, a corporation duly organized and existing under laws of the State of Missouri, and having its principal office in the City of Kansas City, Missouri, and SRCSPIC, a corporation organized and existing under the laws of the State of Missouri and having its principal office in the City of Kansas City, Missouri, and WIC, organized under the laws of the State of Missouri, and having its principal office in the City of Kansas City, Missouri, each does hereby make, constitute and appoint:

JOSEPH D. JOHNSON, JR., JOSEPH D. JOHNSON, III, BRETT A. RAGLAND, FRANCIS T. O'REARDON, and TYLER RAGLAND

JOINTLY OR SEVERALLY

Its true and lawful Attorney(s)-in-Fact, to make, execute, seal and deliver, for and on its behalf and as its act and deed, bonds or other writings obligatory in the nature of a bond on behalf of each of said Companies, as surety, on contracts of suretyship as are or may be required or permitted by law, regulation, contract or otherwise, provided that no bond or undertaking or contract or suretyship executed under this authority shall exceed the amount of:

TWO HUNDRED MILLION (\$200,000,000.00) DOLLARS

This Power of Attorney is granted and is signed by facsimile under and by the authority of the following Resolutions adopted by the Boards of Directors of both SRCSAIC and SRCSPIC at meetings duly called and held on the 18th of November 2021 and WIC by written consent of its Executive Committee dated July 18, 2011.

"RESOLVED, that any two of the President, any Managing Director, any Senior Vice President, any Vice President, the Secretary or any Assistant Secretary be, and each or any of them hereby is, authorized to execute a Power of Attorney qualifying the attorney named in the given Power of Attorney to execute on behalf of the Corporation bonds, undertakings and all contracts of surety, and that each or any of them hereby is authorized to attest to the execution of any such Power of Attorney and to attach therein the seal of the Corporation; and it is

FURTHER RESOLVED, that the signature of such officers and the seal of the Corporation may be affixed to any such Power of Attorney or to any certificate relating thereto by facsimile, and any such Power of Attorney or certificate bearing such facsimile signatures or facsimile seal shall be binding upon the Corporation when so affixed and in the future with regard to any bond, undertaking or contract of surety to which it is attached."



By Erik Janssens
Erik Janssens, Senior Vice President of SRCSAIC & Senior Vice President of SRCSPIC & Senior Vice President of WIC

By Gerald Jagrowski
Gerald Jagrowski, Vice President of SRCSAIC & Vice President of SRCSPIC & Vice President of WIC



IN WITNESS WHEREOF, SRCSAIC, SRCSPIC, and WIC have caused their official seals to be hereunto affixed, and these presents to be signed by their authorized officers

this 10 day of NOVEMBER 20 22

State of Illinois
County of Cook

SS

Swiss Re Corporate Solutions America Insurance Corporation
Swiss Re Corporate Solutions Premier Insurance Corporation
Westport Insurance Corporation

On this 10 day of NOVEMBER, 20 22, before me, a Notary Public personally appeared Erik Janssens, Senior Vice President of SRCSAIC and Senior Vice President of SRCSPIC and Senior Vice President of WIC and Gerald Jagrowski, Vice President of SRCSAIC and Vice President of SRCSPIC and Vice President of WIC, personally known to me, who being by me duly sworn, acknowledged that they signed the above Power of Attorney as officers of and acknowledged said instrument to be the voluntary act and deed of their respective companies.



Christina Manisco
Christina Manisco, Notary

I, Jeffrey Goldberg, the duly elected Senior Vice President and Assistant Secretary of SRCSAIC and SRCSPIC and WIC, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney given by said SRCSAIC and SRCSPIC and WIC, which is still in full force and effect

IN WITNESS WHEREOF, I have set my hand and affixed the seals of the Companies this 25 day of NOVEMBER, 20 25.

Jeffrey Goldberg
Jeffrey Goldberg, Senior Vice President &
Assistant Secretary of SRCSAIC and
SRCSPIC and WIC



ROBLARC-01

KKENNEDY

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

5/21/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Acrisure Southeast Partners Insurance Services, LLC 1317 Citizens Blvd Leesburg, FL 34748	CONTACT NAME: Britney King	
	PHONE (A/C, No, Ext): (305) 772-2663	FAX (A/C, No):
INSURED Robling Architecture Construction, Inc. 101 Walker Avenue Greenacres, FL 33463	E-MAIL ADDRESS: BrKing@acrisure.com	
	INSURER(S) AFFORDING COVERAGE	
	INSURER A : Amerisure Mutual Insurance Company	
	INSURER B : Amerisure Insurance Company	
	INSURER C : Arch Specialty Insurance Company	
	INSURER D : INSURER E : INSURER F :	
NAIC # 23396 19488 21199		

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR 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 GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input checked="" type="checkbox"/> LOC OTHER:			GL20769241402	5/23/2025	5/23/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 EBL EACH EE ANN \$ 1,000,000
B	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY			CA21175800401	5/23/2025	5/23/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ 0 <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE			CU21175830402	5/23/2025	5/23/2026	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y/N If yes, describe under DESCRIPTION OF OPERATIONS below		N/A	WC20542061702	5/23/2025	5/23/2026	<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
C	Professional Liabili			PDCPP0014509	5/23/2025	5/23/2026	Limit per Claim/Agg \$ 200,000

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

Palm Beach County - Capital Improvements

Certificate holder is included as additional insured including products and completed operations for general liability per CG7324 and additional insured on the Auto when required by written contract. General Liability is primary and non-contributory when required by written contract. Waiver of subrogation applies to general liability, Auto and workers comp for the certificate holders when required by written contract. Umbrella extends over general liability, auto liability, and employer's liability. Cancellation 30-days' notice of cancellation applies except 10-days for non-payment of premium per policy terms and conditions.

Certificate Holder is expanded to read: Palm Beach County, a political subdivision of the State of Florida, its officers, agents and employees.

CERTIFICATE HOLDER

CANCELLATION

Palm Beach County
Insurance Compliance
PO Box 100085 - DX
Duluth, GA 30096

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



**Office of
Equal Business Opportunity**
50 South Military Trail, Suite 202
West Palm Beach, FL 33415
(561) 616-6840
www.pbcgov.com/oebo



**Palm Beach County
Board of County
Commissioners**

Maria Sachs, Mayor
Maria G. Marino, Vice Mayor
Gregg K. Weiss
Michael A. Barnett
Marci Woodward
Sara Baxter
Mack Bernard

County Administrator

Verdenia C. Baker

*"An Equal Opportunity
Affirmative Action Employer"*

Official Electronic Letterhead

TO: Sunil Jagoo, Project Manager
Facility Development & Operations

FROM: Deirdre D. Kyle, SBDS III 
Office of Equal Business Opportunity

CC: Shethal Sinanan, Contract Manager
Facility Development & Operations

DATE: July 1, 2025

RE: Compliance Review of Project 2023-029177
GMP #1 – Melissa's Place Crawl Space Repairs
(Phase 2)

On December 4, 2019, the Goal Setting Committee established an Affirmative Procurement Initiative (API) of a minimum mandatory SBE Subcontracting goal of 20%.

Construction Managers:	Robling Architecture Construction
Construction Subcontractor Costs:	\$2,559,609.40
Project SBE Participation:	\$375,158.40 (14.66%)
Contract SBE Participation:	28.79%

EVALUATION: Robling Architecture Construction is in compliance with the established API for the Contract.

OEBO SCHEDULE 1*

07.01.2025

SOLICITATION/PROJECT/BID NAME: MELISSA'S PLACE CRAWL SPACE IMPROVEMENTS

SOLICITATION/PROJECT/BID NO.: 2023-029177

SOLICITATION OPENING/SUBMITTAL DATE: _____

COUNTY DEPARTMENT: CAPITAL IMPROVEMENTS

Section A

PLEASE LIST THE DOLLAR AMOUNT OR PERCENTAGE OF WORK TO BE COMPLETED BY THE **PRIME CONTRACTOR/CONSULTANT*** ON THE PROJECT:

NAME OF PRIME RESPONDENT/BIDDER: ROBLING ARCHITECTURE CONSTRUCTION, INC.

ADDRESS: 101 WALKER AVENUE, GREENACRES, FL 33463

CONTACT PERSON: BRIAN ALLEN

PHONE NO.: 561-649-6705

E-MAIL: ballen@robling.com

PRIME'S DOLLAR AMOUNT OR PERCENTAGE OF WORK: \$868,078.69

SBE Prime's must include their percentage or dollar amount in the Total Participation line under section B.

Non-SBE



SBE



Section B

PLEASE LIST THE DOLLAR AMOUNT OR PERCENTAGE OF WORK TO BE COMPLETED BY **ALL SUBCONTRACTORS/SUBCONSULTANTS** ON THE PROJECT BELOW:

Subcontractor/Sub consultant Name	(Check all Applicable Categories)		DOLLAR AMOUNT OR PERCENTAGE OF WORK
	Non-SBE	SBE	
1. WBI CONTRACTING & SERVICES INC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$226,870.00
2. BRIAN'S CARPET	<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$148,288.40
3. FOUNDATION PROFESSIONALS OF FLORIDA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$1,818,136.00
4. HI-TECH ROOFING	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$13,045.00
5. SOUTHERN FOAM INSULATION, INC	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$135,980.00

(Please use additional sheets if necessary) **CONTINUED ON NEXT PAGE**

Total Bid/Offer Price \$ 3,427,688.09

Total

SEE TOTALS ON NEXT PAGE

Total Certified SBE Participation \$ _____

I hereby certify that the above information is accurate to the best of my knowledge:

B. Allen

Name & Authorized Signature Brian Allen

Title

- Note:
- The amount listed on this form for a Subcontractor/sub consultant must be supported by price or percentage listed on the properly executed Schedule 2 or attached signed proposal.
 - Only those firms certified by Palm Beach County at the time of solicitation due date are eligible to meet the established OEBO Affirmative Procurement Initiative (API). Please check the applicable box and list the dollar amount or percentage under the appropriate demographic category.
 - Modification of this form is not permitted and will be rejected upon submittal.
 - If a Mandatory API goal applies, failure to submit a properly executed Schedule 2 will result in a determination of non-responsiveness to the solicitation.

OEBO SCHEDULE 1*

07.01.2025

SOLICITATION/PROJECT/BID NAME: MELISSA'S PLACE CRAWL SPACE IMPROVEMENTS

SOLICITATION/PROJECT/BID NO.: 2023-029177

SOLICITATION OPENING/SUBMITTAL DATE: _____

COUNTY DEPARTMENT: CAPITAL IMPROVEMENTS

Section A

PLEASE LIST THE DOLLAR AMOUNT OR PERCENTAGE OF WORK TO BE COMPLETED BY THE **PRIME CONTRACTOR/CONSULTANT*** ON THE PROJECT:

NAME OF PRIME RESPONDENT/BIDDER: ROBLING ARCHITECTURE CONSTRUCTION, INC.

ADDRESS: 101 WALKER AVENUE, GREENACRES, FL 33463

CONTACT PERSON: BRIAN ALLEN

PHONE NO.: 561-649-6705

E-MAIL: ballen@robling.com

PRIME'S DOLLAR AMOUNT OR PERCENTAGE OF WORK: \$868,078.69

SBE Prime's must include their percentage or dollar amount in the Total Participation line under section B.

Non-SBE



SBE



Section B

PLEASE LIST THE DOLLAR AMOUNT OR PERCENTAGE OF WORK TO BE COMPLETED BY **ALL SUBCONTRACTORS/SUBCONSULTANTS** ON THE PROJECT BELOW:

Subcontractor/Sub consultant Name	(Check all Applicable Categories)		DOLLAR AMOUNT OR PERCENTAGE OF WORK
	Non-SBE	SBE	
1. Unpurchased Scopes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$217,290.00
2.	<input type="checkbox"/>	<input type="checkbox"/>	
3.	<input type="checkbox"/>	<input type="checkbox"/>	
4.	<input type="checkbox"/>	<input type="checkbox"/>	
5.	<input type="checkbox"/>	<input type="checkbox"/>	

(Please use additional sheets if necessary)

Total \$2,559,609.40 **(DIV. 2-33 TOTAL)**

Total Bid/Offer Price \$ 3,427,688.09

Total **Certified** SBE Participation \$ \$375,158.40

I hereby certify that the above information is accurate to the best of my knowledge:

B. Allen

Name & Authorized Signature Brian Allen

Title _____

- Note:**
- The amount listed on this form for a Subcontractor/sub consultant must be supported by price or percentage listed on the properly executed Schedule 2 or attached signed proposal.
 - Only those firms certified by Palm Beach County at the time of solicitation due date are eligible to meet the established OEBO Affirmative Procurement Initiative (API). Please check the applicable box and list the dollar amount or percentage under the appropriate demographic category.
 - Modification of this form is not permitted and will be rejected upon submittal.
 - If a Mandatory API goal applies, failure to submit a properly executed Schedule 2 will result in a determination of non-responsiveness to the solicitation.

OEBO LETTER OF INTENT – SCHEDULE 2-A FOR USE ON CM@R PROJECTS ONLY*

A completed Schedule 2 is a document between the Prime Contractor/consultant and a Subcontractor/subconsultant (for any tier) agreeing to work together if selected to provide a service. All Subcontractors/subconsultants, including any tiered Subcontractors/subconsultants, must properly execute this document. If a Mandatory API goal applies, failure to submit a properly executed Schedule 2-A will result in a determination of non-responsiveness to the solicitation. Each properly executed Schedule 2-A must be submitted with the bid/proposal.

SOLICITATION/PROJECT NUMBER: 2023-029177

SOLICITATION/PROJECT NAME: MELISSA'S PLACE CRAWL SPACE IMPROVEMENTS

Prime Contractor: ROBLING ARCHITECTURE CONSTRUCTION, INC. Subcontractor: WBI Contracting (WBIC0003)

(Check box(s) that apply)

☒ SBE ☐ Non-SBE ☐ Supplier Date of Palm Beach County Certification (if applicable): 10/1/2027

SBE PARTICIPATION – SBE Primes must document all work to be performed by their own work force on this form. Specify in detail, the scope of work to be performed or items supplied with the dollar amount and/or percentage for each work item. When applicable, identify the line item(s) associated with the service/product being supplied. SBE credit will only be given for the areas in which the SBE is certified. A detailed quote/proposal may be attached to a properly executed Schedule 2 for additional information.

Line Item	Item Description	Unit Price	Quantity/ Units	Contingencies/ Allowances	Total Price/Percentage
	Site Utilities	\$176,345.00		\$50,525.00	\$ 226,870.00

The undersigned Subcontractor/subconsultant is prepared to self-perform the above-described work in conjunction with the aforementioned project at the following total price or percentage: \$ 226,870.00

If the undersigned intends to subcontract any portion of this work to another Subcontractor/subconsultant, please list the business name and the amount below accompanied by a separate properly executed Schedule 2.

N/A
Name of 2nd/3rd tier Subcontractor/subconsultant

Price or Percentage: _____

Robling Architecture Construction, Inc.

Print Name of Prime

By: 

Authorized Signature

Damon A. Robling

Print Name

President

Title

Date: 6/30/2025

WBI Contracting

Print Name of Subcontractor/subconsultant

By: 

Authorized Signature

Juan (John) Perez

Print Name

President

Title

Date: 6-30-25

OEBO LETTER OF INTENT – SCHEDULE 2-A FOR USE ON CM@R PROJECTS ONLY 07.01.2025

A completed Schedule 2 is a document between the Prime Contractor/consultant and a Subcontractor/subconsultant (for any tier) agreeing to work together if selected to provide a service. All Subcontractors/subconsultants, including any tiered Subcontractors/subconsultants, must properly execute this document. If a Mandatory API goal applies, failure to submit a properly executed Schedule 2-A will result in a determination of non-responsiveness to the solicitation. Each properly executed Schedule 2-A must be submitted with the bid/proposal.

SOLICITATION/PROJECT NUMBER: 2023-029177

SOLICITATION/PROJECT NAME: MELISSA'S PLACE CRAWL SPACE IMPROVEMENTS

Prime Contractor: ROBLING ARCHITECTURE CONSTRUCTION, INC. Subcontractor: Brian's Carpet & Commercial Flooring, Inc. (BR1A0010)

(Check box(s) that apply)

☒ SBE ☐ Non-SBE ☐ Supplier

Date of Palm Beach County Certification (if applicable): 3/20/2026

SBE PARTICIPATION – SBE Primes must document all work to be performed by their own work force on this form. Specify in detail, the scope of work to be performed or items supplied with the dollar amount and/or percentage for each work item. When applicable, identify the line item(s) associated with the service/product being supplied. SBE credit will only be given for the areas in which the SBE is certified. A detailed quote/proposal may be attached to a properly executed Schedule 2 for additional information.

Line Item	Item Description	Unit Price	Quantity/ Units	Contingencies/ Allowances	Total Price/Percentage
	Flooring				\$ 148,288.40

The undersigned Subcontractor/subconsultant is prepared to self-perform the above-described work in conjunction with the aforementioned project at the following total price or percentage: \$ 148,288.40

If the undersigned intends to subcontract any portion of this work to another Subcontractor/subconsultant, please list the business name and the amount below accompanied by a separate properly executed Schedule 2.

Name of 2nd/3rd tier Subcontractor/subconsultant

Price or Percentage:

Robling Architecture Construction, Inc.

Print Name of Prime

By: 
Authorized Signature

Damon A. Robling

Print Name

President

Title

Date: 6/12/2025

Brian's Carpet & Commercial Flooring, Inc

Print Name of subcontractor/subconsultant

By: 
Authorized Signature

John Heezen

Print Name

President

Title

Date: 7/1/2025

OEBO LETTER OF INTENT – SCHEDULE 2-A FOR USE ON CM@R PROJECTS ONLY*

07.01.2025

A completed Schedule 2 is a document between the Prime Contractor/consultant and a Subcontractor/subconsultant (for any tier) agreeing to work together if selected to provide a service. All Subcontractors/subconsultants, including any tiered Subcontractors/subconsultants, must properly execute this document. If a Mandatory API goal applies, failure to submit a properly executed Schedule 2-A will result in a determination of non-responsiveness to the solicitation. Each properly executed Schedule 2-A must be submitted with the bid/proposal.

SOLICITATION/PROJECT NUMBER: 2023-029177

SOLICITATION/PROJECT NAME: MELISSA'S PLACE CRAWL SPACE IMPROVEMENTS

Prime Contractor: ROBLING ARCHITECTURE CONSTRUCTION, INC. Subcontractor: Foundation Professionals of Florida

(Check box(s) that apply)

☐

SBE

☒

Non-SBE

☐

Supplier

Date of Palm Beach County Certification (if applicable): _____

SBE PARTICIPATION – SBE Primes must document all work to be performed by their own work force on this form. Specify in detail, the scope of work to be performed or items supplied with the dollar amount and/or percentage for each work item. When applicable, identify the line item(s) associated with the service/product being supplied. SBE credit will only be given for the areas in which the SBE is certified. A detailed quote/proposal may be attached to a properly executed Schedule 2 for additional information.

Line Item	Item Description	Unit Price	Quantity/ Units	Contingencies/ Allowances	Total Price/Percentage
	Vapor Barrier/Encapsulate, Joist Repairs, Jacks/Beams				\$ 1,818,136.00
	Phase 1 - Debris Removal, Sealer, Joist Repair Proposal 2-10-2025	\$565,750.00			
	Phase 2 - CS Jack, I-Beam, Proposal 3-24-2025	\$822,148.00			
	Phase 3 - Encapsulation, Dehumidifier, Vent Cover, Proposal 2-18-2025	\$430,238.00			

The undersigned Subcontractor/subconsultant is prepared to self-perform the above-described work in conjunction with the aforementioned project at the following total price or percentage: \$ 1,818,136.00

If the undersigned intends to subcontract any portion of this work to another Subcontractor/subconsultant, please list the business name and the amount below accompanied by a separate properly executed Schedule 2.

N/A

Name of 2nd/3rd tier Subcontractor/subconsultant

Price or Percentage: 0

Robling Architecture Construction, Inc.

Print Name of Prime

By: 

Authorized Signature

Damon A. Robling

Print Name

President

Title

Date: 6/12/2025

Foundation Professionals of Florida

Print Name of Subcontractor/subconsultant

By: 

Authorized Signature

David B. Brown

Print Name

Owner/ Vice President

Title

Date: 06/24/2025

OEBO LETTER OF INTENT – SCHEDULE 2-A FOR USE ON CM@R PROJECTS ONLY 07/01/2025

A completed Schedule 2 is a document between the Prime Contractor/consultant and a Subcontractor/subconsultant (for any tier) agreeing to work together if selected to provide a service. All Subcontractors/subconsultants, including any tiered Subcontractors/subconsultants, must properly execute this document. If a Mandatory API goal applies, failure to submit a properly executed Schedule 2-A will result in a determination of non-responsiveness to the solicitation. Each properly executed Schedule 2-A must be submitted with the bid/proposal.

SOLICITATION/PROJECT NUMBER: 2023-029177

SOLICITATION/PROJECT NAME: MELISSA'S PLACE CRAWL SPACE IMPROVEMENTS

Prime Contractor: ROBLING ARCHITECTURE CONSTRUCTION, INC. Subcontractor: Hi-Tech Roofing & Sheetmetal, LLC

(Check box(s) that apply)

☐ SBE ☒ Non-SBE ☐ Supplier

Date of Palm Beach County Certification (if applicable): _____.

SBE PARTICIPATION – SBE Primes must document all work to be performed by their own work force on this form. Specify in detail, the scope of work to be performed or items supplied with the dollar amount and/or percentage for each work item. When applicable, identify the line item(s) associated with the service/product being supplied. SBE credit will only be given for the areas in which the SBE is certified. A detailed quote/proposal may be attached to a properly executed Schedule 2 for additional information.

Line Item	Item Description	Unit Price	Quantity/ Units	Contingencies/ Allowances	Total Price/Percentage
	Downspouts	\$11,545.00		1,500.00	\$ 13,045.00

The undersigned Subcontractor/subconsultant is prepared to self-perform the above-described work in conjunction with the aforementioned project at the following total price or percentage: \$ 13,045.00

If the undersigned intends to subcontract any portion of this work to another Subcontractor/subconsultant, please list the business name and the amount below accompanied by a separate properly executed Schedule 2.

Name of 2nd/3rd tier Subcontractor/subconsultant

Price or Percentage: _____

Robling Architecture Construction, Inc.

Print Name of Prime

By: 

Authorized Signature

Damon A. Robling

Print Name

President

Title

Date: 6/12/2025

Hi-Tech Roofing & Sheetmetal

Print Name of Subcontractor/subconsultant

By: 

Authorized Signature

Michael J Daley

Print Name

Manager

Title

Date: 6/17/2025

A completed Schedule 2 is a document between the Prime Contractor/consultant and a Subcontractor/subconsultant (for any tier) agreeing to work together if selected to provide a service. All Subcontractors/subconsultants, including any tiered Subcontractors/subconsultants, must properly execute this document. If a Mandatory API goal applies, failure to submit a properly executed Schedule 2-A will result in a determination of non-responsiveness to the solicitation. Each properly executed Schedule 2-A must be submitted with the bid/proposal.

SOLICITATION/PROJECT NUMBER: 2023-029177

SOLICITATION/PROJECT NAME: MELISSA'S PLACE CRAWL SPACE IMPROVEMENTS

Prime Contractor: ROBLING ARCHITECTURE CONSTRUCTION, INC. Subcontractor: Southern Foam Insulation, Inc.

(Check box(s) that apply)

☐ SBE ☒ Non-SBE ☐ Supplier

Date of Palm Beach County Certification (if applicable): 201101728

SBE PARTICIPATION – SBE Primes must document all work to be performed by their own work force on this form. Specify in detail, the scope of work to be performed or items supplied with the dollar amount and/or percentage for each work item. When applicable, identify the line item(s) associated with the service/product being supplied. SBE credit will only be given for the areas in which the SBE is certified. A detailed quote/proposal may be attached to a properly executed Schedule 2 for additional information.

Line Item	Item Description	Unit Price	Quantity/ Units	Contingencies/ Allowances	Total Price/Percentage
	Spray Foam Insulation				\$ 135,980.00

The undersigned Subcontractor/subconsultant is prepared to self-perform the above-described work in conjunction with the aforementioned project at the following total price or percentage: \$ 135,980.00

If the undersigned intends to subcontract any portion of this work to another Subcontractor/subconsultant, please list the business name and the amount below accompanied by a separate properly executed Schedule 2.

Name of 2nd/3rd tier Subcontractor/subconsultant

Price or Percentage: _____

Robling Architecture Construction, Inc.

Print Name of Prime

By: 

Authorized Signature

Damon A. Robling

Print Name

President

Title

Date: 6/12/2025

Southern Foam Insulation, Inc.

Print Name of Subcontractor/subconsultant

By: 

Authorized Signature

Michael Brown

Print Name

President

Title

Date: 6/24/2025

CM AT RISK HISTORY *

Construction Manager:			Robling Construction (SBE)			Total: 13,113,968.41		SBE Goal: 20% Monitored By: CID					
Contract Award Date:			17-Nov-20			Waived 14,243.50							
Resolution Number:			R2020-1690			Balance 13,099,724.91							
Annual Type:			Construction Manager @ Risk										
Expiration Date:			November 16, 2025										
Renewal Options:			No Renewals Remaining										
Task	Work Order	Amend Number	Amount	API Amount Waived	SBE Amount	Requested By	Request Date	Project#	Project Name	Services	Approved	Appr'd By	SBE %
									Annual Contract	Annual Contract			0.00%
													0.00%
		1	\$548,789.00		\$234,408.00	Rocky Roque	5-Nov-20	2020-030413	PBSO Bomb Squad Improrvements	GMP Amendment	12-Jan-21	IAC"R2021 - 0057	42.71%
		2	\$437,992.00		\$47,852.00	Ben Carroll	20-Oct-20	15401	Dubois Pineapple Packing House Restoration	GMP for construction services	09-Mar-21	BCC	10.93%
		3	\$2,348,120.00		\$1,835,791.45	Tom McNamara	9-Apr-21	18586	WUD WTP #3 Generator Storage Pavilion & Warehouse Building Improvements	GMP for construction services	15-Jun-21	BCC	78.18%
		4	\$1,629,616.00		\$673,681.00	Tom McNamara	12-Apr-21	18488	WUD CROC VAV Repalcement & AHU Improvements	GMP for construction services	2-Nov-21	BCC	41.34%
1			\$8,024.88		\$8,024.88	Jim Daley	20-Apr-21	19217	Medical Examiner Improvements	Preconstruction Services	3-May-21	DIR	100.00%
	1		\$14,243.50	\$14,243.50	\$0.00	Bobby Jagoo	21-Jul-21		Fire Station No. 26 Emergency	Emergency GMP	23-Jul-21	DIR	0.00%
		5	\$627,827.00		\$166,414.00	Tom McNamara	21-Jul-21	18493	WUD CROC Parking Lot	GMP	19-Oct-21	BCC	26.51%
2			\$12,142.40		\$0.00	Rich	21-Jul-21	2021-042695	PBSO Marine Unit Facility Relocation	Preconstruction Services	10-Aug-21	DIR	0.00%
		6	\$287,852.23		\$0.00	Luis Herrera	6-Aug-21	2021-034311	Airport Center 1 Elevator Modernization	Preconstruction & GMP Services	14-Sep-21	BCC	0.00%
		7	\$891,103.00		\$268,943.00	Fernando	8-Sep-21	19217	Medical Examiner Improvements	GMP	2-Nov-21	BCC	30.18%
	2		\$153,140.00		\$65,752.00	Rich Avery	8-Sep-21		PBSO Marine Unit Facility Relocation	GMP for construction services	22-Sep-21	DIR	42.94%
3			\$7,088.00		\$0.00	William Munker	21-Sep-21	2021-042627	West Boca Branch Library	Preconstruction Services	16-Dec-21	DIR	0.00%
	3		\$88,728.00		\$11,628.00	William Munker	13-Dec-21	2021-042627	West Boca Branch Library	GMP	10-Jan-22	DIR	13.11%
4			\$11,726.41		\$0.00	Gus Arnold	13-Jan-22	19546	Herman Brice Generator	Preconstruction	20-Apr-22	DIR	0.00%
5			\$7,501.27		\$0.00	Gus Arnold	13-Jan-22	2021-013415	Herman Brice Power & HVAC	Preconstruction	20-Apr-22	DIR	0.00%
		8	\$591,816.00		\$30,650.00	Gus Arnold	2-Aug-22	2021-013413	Herman Brice Power & HVAC Replacement	GMP	18-Oct-22	BCC	5.18%
		9	\$1,813,961.00		\$53,375.00	Gus Arnold	8-Aug-22	19546	Herman Brice Complex Building & Apparatus Room Generator	GMP	18-Oct-22	BCC	2.94%
6			\$3,595.80		\$0.00	Sunil Jagoo	21-Jun-23	2023-029177	Melissa's Place Crawl Space Improvments	Preconstruction	28-Jun-23	DIR	0.00%
	4		\$85,175.69		\$0.00	Sunil Jagoo	8-Aug-23	2023-029177	Emergency WO - Melissa's Place Crawl Space Repairs (Phase 1)	GMP	18-Aug-23	DIR	0.00%
7			\$4,403.60		\$0.00	Mitch Silverman	1-Aug-23	2022-028433	Gov Center Parking Garage Elevator Modernization	Preconstruction	29-Aug-23	DIR	0.00%
	5		\$59,235.44		\$0.00	Terri Wolfe	16-Oct-23	2023-04854	PBSO Prom Temp Lease Space at SWFMD	GMP	12-Mar-24	DIR	0.00%
8			\$13,014.20		\$0.00	Andy Gamble	8-Mar-23	2019-009838	Historical Courthouse Window Repair	Preconstruction	16-May-24	DIR	0.00%
	6		\$41,184.90		\$0.00	Sunil Jagoo	18-Apr-24	2023-029177	Emergency WO - Melissa's Place Temporary Shoring	GMP	20-Jun-24	DIR	0.00%
		10	\$3,427,688.09		\$375,158.40	Sunil Jagoo	6-Jun-25	2023-029177	Melissa's Place Crawl Space Repairs (Phase 2)	GMP	Pending	BCC	14.66%
													#DIV/0!
													#DIV/0!
													#DIV/0!
													#DIV/0!
						INSERT ABOVE THIS LINE							#DIV/0!
		Total:	\$13,113,968.41	\$14,243.50	\$3,771,677.73								28.79%

*Subject to Emergency Ordinance 2025-014 approved by the BCC on June 3, 2025; as a result, the W/MBE participation is not enforceable.

June 17, 2025



**Facilities Development &
Operations Department**

Capital Improvements Division

2633 Vista Parkway
West Palm Beach, FL 33411
Telephone - (561) 233-0261
www.pbc.gov/fdo

**Palm Beach County
Board of County
Commissioners**

Maria G. Marino, Mayor

Sara Baxter, Vice Mayor

Gregg K. Weiss

Joel G. Flores

Marci Woodward

Maria Sachs

Bobby Powell Jr.

County Administrator

Verdenia C. Baker

Robling Architecture Construction, Inc.
101 Walker Avenue
Greenacres, FL 33463

Re: Contract # R2020-1690
Construction Manager at Risk Services for Various Capital
Improvement Projects on a Continuing Contract Basis
Notification of Contract Clauses No Longer Being Enforced Pursuant
to Emergency Ordinance 2025-014


Dear Damon A. Robling,

On June 3, 2025, the Board of County Commissioners (BCC) approved an emergency ordinance to suspend the race and gender conscious provisions of the County's EBO ordinance. The suspension will remain in effect for two years or until further direction by the BCC, whichever comes first. As a result, the provisions relating to minority/women-owned business enterprise (M/WBEs) participation contained on section 2.1.13 of contract number R2020-1690 **will not be enforced** as of June 3, 2025, only the small business enterprise (SBE) provisions will apply.

Please sign below to acknowledge receipt of this notification. This acknowledgement will be included, and made part of, the contract file:

Should you require any additional information please contact Capital Improvements Division at 561-233-0261.

Cordially,


David Hawke

Assistant Director, Capital Improvements Division

Receipt Acknowledged and In Agreement:


Robling Architecture Construction, Inc.

Date 6/23/2025

EC: Mark Broderick, Business Operations Division Director
Shethal Sinanan, CID Contract Manager