

South Florida's Concrete Restoration Specialists · Licensed & Insured General Contractor · CGC059211

OWNER INFORMATION		CONTRACTOR INFORMATION	
Client:	Somerset Homeowner's Association, Inc.	Company:	Tilt Patchers, Inc. dba La Gala Construction
Sunbiz Doc#:	N04290 (FL Active — filed 1984)	Representative:	Daniel Bivins
Managed By:	GRS Community Management	Title:	Client Relations / Project Manager
Attn:	GRS Community Management	Address:	25 SE 7th St, Suite 12
HOA Mailing:	3900 Woodlake Blvd Ste 309, Lake Worth FL 33463	City/State/ZIP:	Deerfield Beach, FL 33441
Phone:	(561) 641-8554 x148	Phone:	(561) 475-8615
Email:	wroberts@grsmgt.com	Email:	Danny@lagalacon.com
Property:	Victoria Dr corridor, West Palm Beach, FL 33406	License:	CGC059211 (Florida GC)
Project:	Somerset HOA — Parking Lot Concrete Restoration	Insurance:	Lion Insurance Co. — Policy 9068676 SPLI
Units:	288 townhouses	Proposal Date:	May 5, 2026
Proposal Valid:	30 days from Proposal date	Start Rule:	10 days from Contract Execution

**PROPOSAL AMOUNT**

**\$455,000.00**

★ BUNDLED WITH THIS PROPOSAL ★

**Somerset Resident Portal** — provided at no additional cost. A 288-unit resident-facing portal with phase progress, announcements, service requests, and admin dashboard for GRS and the Board. Live demo available on request. *No other bidder offers this.*

**LG** Resident View
somerset.collaborativeconceptsfl.com

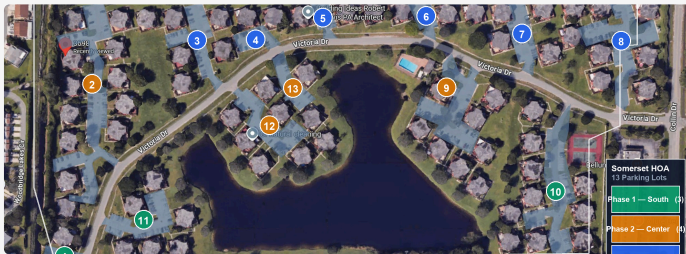
Resident Admin

Welcome back,

**Unit 1188 — Anne Heyer**

Somerset HOA · Resident since 2018

Project
My Unit
Schedule
News
Request



**LG** Admin View
GRS & Board officers

Resident Admin

Signed in as

**GRS Community Management**

Somerset HOA · 288 units

Dashboard
Requests 3
Posts
Phases
Billing

OPEN REQUESTS

**3**

Resp: 4h 12m

LOGINS 7D

**187**

64.9% of 288

PROGRESS

**18%**

Day 12/90

INVOICE

**\$46.5K**

Mob paid

Live previews at [somerset.collaborativeconceptsfl.com](http://somerset.collaborativeconceptsfl.com) — every owner gets a private login (Resident View); GRS and the Board get the Admin View.

## SCOPE OF WORK

### 1) GENERAL REQUIREMENTS — INCLUDED

**Includes** — Onsite Supervision, project management, pre-construction documentation, debris removal, temporary services, equipment rentals, access & traffic control/designation, safety/OSHA requirements, temporary barricades and signage, adjacent protection of existing conditions, **resident portal setup and administration (288 units)**, weekly progress reporting to GRS and the Board, **72-hour advance work-zone notifications** to affected residents, all necessary licenses and insurances to complete this scope of work.

***Excludes (unless noted below)** — Shoring beyond 30 days. Shoring required by LC/TP beyond 30 days will be charged at a rate of \$50/shore/month. If contract repair work is executed between Client & LC within 90 days, then Client may be eligible for shoring credit towards the contract amount. Engineering, repair recommendations, plans, shoring drawings/engineering, permit, permit processing, permit fees, Special Inspector services. The removal/installation of MEP fixtures or devices (unless noted below), building attachments (unless noted below), caulking, expansion joints, parking stops, parking striping, doors or windows, shutter, roofing components (unless noted below), railings, screening and/or personal Owner items. Landscape & Irrigation damage is inherent within this scope of work. Although all reasonable care will be taken to protect/preserve the landscape/irrigation, any damages/restoration not caused by LC negligence is not included in this proposal (unless otherwise stated below). Owner-requested accelerated schedules, overtime, weekend work beyond agreed timelines. Additional time required to finish the scope of work due to Owner Related Delays (such as approved Change Orders, Engineer of Record Inspection/Reports/Compliance/Responses, Restricted Access, Unprovoked Stop Work Orders) will be billed at rate of \$850/day. Other delays (Weather, Material/Product Supply, unknown Governing Restrictions, Unforeseen Conditions) will not be subjected to Liquidated Damages against the Contractor however, may be subjected to the daily charge to Client. If these delays have a direct cost impact on the Contractor (such as resources required for Hurricane Preparedness / De & Re-Mobilization), Contractor reserves the right to charge Client for the direct costs incurred without mark-up of overhead/profit.*

### 2) PERMIT, PROCESSING & FEES — EXCLUDED

**Includes** — This contract is considered a repair to existing parking lot driveways and therefore would not typically require a permit and does not include the permit process. If required, municipality permit fees, notice of filing through this application, and inspection fees passed directly to the Owner/Client for payment at cost.

***Excludes** — All direct municipality permit fees if any arise. Engineering plans or stamped drawings if required by the municipality (billed separately at cost).*

### 3) SURFACE PREPARATION & SITE DEMOLITION — INCLUDED

**Includes** — 1) Full surface preparation of designated repair areas of existing parking lot concrete surfaces throughout the community including pressure washing, mechanical grinding/scarifying, and removal of all delaminated, spalled, or deteriorated concrete identified during pre-construction survey (all preparations are "as needed"). 2) Removal and off-site disposal of all debris generated during surface preparation. 3) Saw cutting of designated areas per engineer's recommendations. 4) Comprehensive documentation and pre-construction condition survey of all parking lot repair areas prior to commencement.

***Excludes** — Removal of structural elements beyond the designated repair areas. Any hazardous material abatement unless noted herein.*

#### 4) PARKING LOT CONCRETE RESTORATION — INCLUDED

**Includes** — Assumes up to 15,000 SF of concrete slab repair, up to 1,000 LF of crack repair, and up to 10,000 LF of sawcut control joints (to be confirmed upon walk with LC representative and Engineer of Record). Removal of all spalled, delaminated, and deteriorated concrete to sound substrate. Re-compaction of subgrade to industry standards where required. Cleaning and epoxy coating of exposed reinforcing steel, if applicable. ICRI-compliant polymer-modified mortar patching brought flush with adjacent surfaces. V-cut, route, and fill full-depth cracks via epoxy injection (gravity-feed method, ½" wide × up to 4" deep). Sawcut control joints installed at engineered spacing to industry-standard depth (¼ of slab thickness) to control future cracking; cut, clean, and joint-seal as required. Surface preparation to ensure bond and excess material cleanup. Curing, finishing to match existing texture, and protection during cure period. *Any quantities exceeding will be adjusted at \$35/SF for Concrete Slab Repair, \$45/LF of crack repair, and \$4/LF of sawcut control joints.*

**Excludes** — *Any repairs beyond specified quantities. No work on Victoria Drive or interior community roads — parking lots only. Structural re-design, additional rebar beyond incidental replacement within the patch area, post-tensioning repairs, expansion-joint replacement. Structural crack remediation requiring engineering review; cracks caused by ongoing ground movement or settlement (inspected separately).*

#### 5) TRAFFIC CONTROL, SITE SAFETY & PERMITTING COORDINATION — INCLUDED (AS REQUIRED)

**Includes** — 1) Full traffic control plan and implementation for the duration of the project including signage, barricades, cones, and flag personnel as required by municipality. 2) Coordination with local authorities for any lane or driveway closures required. 3) OSHA-compliant safety perimeter, fall protection, and site-wide safety program throughout all phases of construction.

**Excludes** — *Any Traffic Control or Maintenance of Traffic off site. Permanent traffic control devices. Police escorts unless required by the municipality.*

#### 6) CURB PAINTING & PARKING LOT RESTRIPING — INCLUDED

**Includes** — 1) Upon completion of all concrete restoration and surface work, La Gala Construction will paint all parking curbs throughout the community per applicable code and HOA standards. 2) Full restriping of all parking lot areas including parking stalls, drive aisles, directional arrows, and all required ADA/handicap markings per current Florida DOT and ADA standards. 3) Surface preparation including pressure cleaning (if required) of all areas prior to paint/stripe application. 4) All paint and materials to be traffic-grade, durable exterior-rated products. 5) Replacement of existing bumper stops on an as-needed basis, billed at an additional **\$150 each**. Any bumpers that fall within the limits of a concrete repair may need to be removed and replaced. Removal of existing bumpers may cause breakage or cracking due to age. LC is not liable for damage to existing bumpers incurred during necessary removal to access underlying concrete repairs; replacement will be billed at the published unit rate.

**Excludes** — *Bumpers outside the limits of the defined areas. New installation of bumpers where none previously existed (priced separately). Signage beyond paint and striping. Any interior parking structures.*

#### GENERAL NOTES

Proposal is valid for 30 days from Proposal date. Above quantities were established by jobsite survey with Daniel on 4/8/2026 and are assumed correct by all parties. Any work identified beyond the pre-construction survey scope will be adjusted via Change Order at the corresponding unit rate. All work was assumed utilizing equipment, scaffolds & ladders; other methods may be required should these methods not permit access and may be an additional charge. No direct municipality permit fees are included in this proposal and will be charged to the Client at cost.

## GC / CLIENT RESPONSIBILITIES

- Payment of all required direct permit fees from municipality (if required).
- All adequate Plans & Engineering required for construction and permit requirements.
- Noticing all Owners and Residents of construction phasing, locations, and scopes of work along with all on-going communication throughout the construction phase.
- A safe work area and free unrestricted access to all areas requiring work.
- Provide staging area for materials, dumpster & temporary toilets as required by code.
- Onsite clean potable water and electrical convenience outlets for general purposes.
- Sufficient parking area for labor force and company vehicles throughout the project.

## PROJECT SCHEDULE

Proposal based on **three (3) phases, one (1) mobilization**, 5-day work week (M–F 7:00 AM – 4:00 PM) for a duration of **ninety (90) work days** to substantial completion from the date of permit issuance, contract execution, or mobilization (whichever is later).

**Phasing (geographic split — confirmed with GRS at kickoff):**

- **Phase 1 — North Parking** (approx. Weeks 1–5)
- **Phase 2 — Center Parking** (approx. Weeks 6–11)
- **Phase 3 — South Parking** (approx. Weeks 12–18, includes full-community restriping)

**Estimated Start Date:** Ten (10) days from Contract Execution / immediately upon receipt of 10% mobilization deposit.

Client agrees to allow Contractor to mobilize and prepare work prior to obtaining permit, up to first scheduled inspections as allowable by municipality code and EOR.

## LA GALA — TRACK RECORD & REFERENCES

Keith La Gala, Founder & CEO · Alex Torres, Field Operations · 25+ Years · \$30M+ Referenced Work · Top 12% FL Contractors · CGC 059211

**"Alex Torres was excellent to work with; his crew was professional, courteous, and highly skilled. The quality of the work was outstanding — interior and exterior to perfection. I highly recommend La Gala for any restoration project."**

**Anna Marie Zaccheo**

Past VP & Director, Arrowhead Condominium — 278 units, \$7M

**"Their professionalism coupled with their experience has proven the successful completion of many of my projects for over a decade."**

**Mark Le Blanc, P.E.**

Specialty Engineering Consultants

**"Responsive, professional, and detailed. Their proposal was exactly what our board was looking for. A pleasure to work with."**

**Jasmine Lucas**

GM — Pembroke Shores HOA (AKAM-managed)

**"I commend their professionalism and experience to work through complex issues while the building was occupied. I strongly recommend La Gala Construction."**

**Westgate Resorts**

Occupied Hotel Restoration

**"Never once have they not fulfilled their commitments of payment, contractual obligations, or safety. Builders Plus highly recommends La Gala with no reservations."**

**Jon Cipyak**

Builders Plus — GC / Trade Partner

**"La Gala is a contractor we consistently recommend to our property clients. When we send them a scope, we know it will be executed correctly."**

**Bahdjat Ahmar, P.E.**

DOP Engineering — Structural A/E Partner

"AKAM has found La Gala to be a reliable, responsive contractor. Their communication through the proposal process is top-tier. We'd recommend them to any of our communities."

**Anna Balkissoonsingh, LCAM**  
Assistant GM — AKAM On-Site

"La Gala has been a dependable partner across our portfolio. Clean draws, organized billing, and a field team that delivers."

**Associa Florida / DCI**  
Portfolio Account Relationship

## CREDENTIALS · CERTIFICATIONS · PARTNERS · VERIFICATION

### FLORIDA LICENSING & ENTITY

- ★ CGC 059211
- ✓ FL DBPR Active
- ✓ Sunbiz Good Standing
- ✓ Tilt Patchers, Inc. (Est. 2002)
- ✓ Broward BTR #180-7654
- ✓ Licensed · Insured · Bonded

### INDUSTRY CERTIFICATIONS & ASSOCIATIONS

- ▲ ACI Member
- ▲ ICRI Certified
- ▲ TCA Member
- ▲ ABC Associated Builders
- ▲ OSHA-Aligned Safety Program

### THIRD-PARTY RATINGS & DIRECTORIES

- ★ BuildZoom Top 12% FL
- ★ Blue Book Verified
- ★ Houzz Professional
- ★ BuildZoom Score 101

### MATERIAL & SYSTEM PARTNERS

- ◆ Sherwin-Williams
- ◆ Sika
- ◆ Tremco
- ◆ Xypex
- ◆ Master Builders Solutions

### FEDERAL & PROPERTY-MANAGEMENT TRACK RECORD

- ★ U.S. Coast Guard
- ★ U.S. Army
- ★ U.S. Air Force
- AKAM On-Site
- Associa Florida / DCI
- GRS Community Mgmt
- Castle Group

## WORKMANSHIP WARRANTY

- **1-Year Labor & Material Warranty** on all workmanship, effective from Date of Substantial Completion.
- **3-Year Annual Maintenance Program** included — annual inspection, minor crack/coating touch-up, documented condition report to GRS.
- Manufacturer material warranties pass through to HOA at Substantial Completion.

## REFERENCES

<b>Mark Le Blanc</b>	Specialty Engineering Consultants	954-325-5126
<b>Kent Sonneborn</b>	President, Landmark Management	954-214-4792
<b>Andy Huertes</b>	UES Engineering Consultants	305-434-2783
<b>German Segura</b>	President, Arrowhead Condominium HOA	305-205-6732
<b>Ipek Courtney</b>	Hillsboro Bay by the Sea HOA	954-684-1424

Submitted by: Daniel Bivins, La Gala Construction · Date: May 5, 2026

## PAYMENT TERMS

**10%** — Contract & Mobilization deposit upon contract execution.

**90%** — Billed as % Complete on a monthly Standard AIA G702 & G703, with the scope-section allocations above serving as the basis of the Schedule of Values. Finalized SOV will be submitted prior to commencement.

Payments to be paid within five (5) days of invoice submission. 1%/month fee after 5 days delinquent. LC reserves the right to immediately stop work and demobilize upon non-payment at Owner's expense.

## OWNER ACCEPTANCE

I, \_\_\_\_\_ (Print Name) as Owner (or authorized Owner/Rep) of **SOMERSET HOMEOWNER'S ASSOCIATION, INC.** accept this proposal per the scope of work, terms and conditions stated above and understand that signing will execute this contract as binding. It is understood by both parties that additional documents or addendums may be added should both parties agree in writing.

**Accepted by (Sign):** \_\_\_\_\_

**Print Name:** \_\_\_\_\_

**Title:** \_\_\_\_\_

**Date:** \_\_\_\_\_