

La Gala Construction-Budget Proposal



Owner Information

Contractor Information

Name	<u>William Roberts - GRS Management</u>	Company	<u>Tilt Patchers, Inc. dba La Gala Construction</u>
Address	<u>3698 Victoria Dr</u>	Name	<u>Daniel Bivins</u>
City, State ZIP	<u>West Palm Beach, FL 33407</u>	Address	<u>25 SE 7th St, Suite 12</u>
Phone	<u>561-641-8554 x148</u>	City, State ZIP	<u>Deerfield Beach, FL 33441</u>
Email	<u>wroberts@grsmgt.com</u>	Phone	<u>954 553-5535</u>
Project name	<u>Summerset-Parking Lot Restoration</u>	Email	<u>Danny@lagalacon.com</u>
Date:	<u>24-Apr-26</u>	Proposal Amount	<u>\$455,000</u>

Scope of Work

1) General Requirements: INCLUDED \$0

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/resortation 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, Un-provoked Stop Work Orders) will be billed at rate of \$850/day to cover the above-mentioned services. Other delays (such as 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 \$0

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 inspections 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 \$0

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 \$0

Includes — Assumes up to 15,000 SF of concrete slab repair and up to 4,000 LF of crack repair (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 x up to 4" deep). 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.*

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)

\$0

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

\$0

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 \$150ea. 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: 1) Payment of all required direct permit fees from municipality (if required). 2) All adequate Plans & Engineering required for construction and permit requirements. 3) Noticing all Owners and Residents of construction phasing, locations, and scopes of work along with all on-going communication throughout the construction phase. 4) A safe work area and free unrestricted access to all areas requiring work. 5) Provide staging area for materials, dumpster & temporary toilets as required by code. 6) Onsite clean potable water and electrical convenience outlets for general purposes. 7) Sufficient parking area for labor force and company vehicles throughout the project.

Project Schedule:

Proposal based on 3 phases (1-Surface Prep/Demo, 2-Parking Lot Concrete Restoration, 3-Curb Painting & Restriping), 1 mobilization, 5-day work week (M-F 7AM-4PM) for a duration of 90 work days to substantial completion from date of permit (if required)/contract execution/mobilization (whichever is later). Client agrees to allow Contractor to mobilize and prepare work prior to obtaining permit (if required). Estimated Start Date/Duration: 10 days from Contract Execution / 90 work days

Payment Terms:

10%—Contract & Mobilization

90%—Billed as % Complete with the above specific monetary allocations.

The above will be billed upon different milestones (monthly if valid) on a Standard AIA G702 & G703. Payments to be paid within 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. Finalized Schedule of Values will be submitted prior to commencement.

Limited Warranty:

BASIC: 1YR Workmanship Warranty/1Yr & Material

ADDITIONAL SECURITES: 3-YEAR ANNUAL MAINTENANCE PROGRAM — INCLUDED AS A COURTESY TO THE ASSOCIATION

As a courtesy to the Association, La Gala Construction will provide a 3-Year Extended Maintenance Program at no additional charge. Each year following project completion, La Gala will return to the property for an annual site visit: inspect all repaired areas, assess the overall condition of the concrete, perform minor touch-up work as needed, and identify any emerging issues before they become major repairs. Any defective work caused by negligence or after the 1yr Basic Warranty Period may be an additional cost. Annual maintenance scheduling to be coordinated with the Association manager.

References:

Mark Le Blanc-Specialty Engineering Consultants: 954 325-5126

Kent Sonneborn-President, Landmark Managment 954 214-4792

Andy Huertes-UES Engineering Consultants: 305 434-2783

German Segura-President Arrowhead Condominium HOA: 305 205-6732

Ipek Courtney-Hillsboro Bay by the Sea HOA: 954 684-1424

(Additional Upon Request):

Submitted by: Daniel Bivins

24-Apr-26

Owner Acceptance

I, _____ (Print Name) as Owner (or authorized Owner representative) of
_____ (Company Name) 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: (Print & Sign)

Date