

**THE RESIDENCES AT OCEAN DRIVE
CONDOMINIUM ASSOCIATION, INC.**
Contract

This Contract sets forth mutual covenants of agreement by and between:

OWNER. THE RESIDENCES AT OCEAN DRIVE CONDOMINIUM ASSOCIATION, INC. (hereinafter "Owner"), a Florida Corporation and

CONTRACTOR CHAD WALKER CONTRACTING, LLC (hereinafter "Contractor") a
☐ Florida Corporation ☒ Limited Liability Company ☐ Partnership ☐ Sole Proprietorship

1. **PROJECT NAME.** **Hollow Metal Door Replacement Project**
2. **SCOPE OF WORK.** Contractor agrees to furnish all equipment, labor, and materials to correctly provide, construct, or install the Project according to the Contract documents and exhibits.
3. **PROJECT SCHEDULE.** Contractor shall complete project preparation, including permitting, materials purchase, and equipment scheduling, to facilitate commencing work ☐ on ☐ by **See Page 3** and progressing uninterrupted to completion within Contract calendar days or schedule. Payment amounts and time for completion Phases are:

Project Phase	Amount / %	Days/Schedule
Contracting	\$ 3,224.50 10%	
Materials Order Placed	\$ 12,898.00 40%	
Work Commenced on or after May 15, 2023	\$ 8,061.25 25%	
Final Owner Acceptance within 60-days (but not later than 9/1/23)	\$ 8,061.25 25%	Max 60 from Start
Total	\$ 32,245.00 100%	

4. **OWNERS REPRESENTATIVE.** The Residences Manager (hereinafter "Manager") is authorized to act as Owner's representative, assume all duties and responsibilities and have the rights and authority assigned to Owner in the Contract Documents. The Owner may appoint a Project Supervisor to provide Project oversight, verify specifications and selections compliance, approve or reject work, approve payment, and report to the Manager and Owner.

Residences Manager: Steve McKeon 305/393-3606

Project Supervisor: Steve McKeon 305/393-3606

5. **COMPLETION.** Each Project phase shall be substantially complete and ready for inspection within the Contract Calendar Days/Schedule set forth above. All phases of the Project shall be substantially complete and ready for inspection and final payment prior to expiration of the cumulative total days of all Project Phases. Allowance will be made for documented weather delays which must be submitted with each Progress Payment Application. There will be no damage for delay, however Owner reserves the right to terminate the Contract for failure to perform.
6. **CONTRACT PRICE.** Owner shall pay Contractor for all contracted work, completed in compliance with the Contract Documents, in current funds for the **Lump Sum of: \$ 64,490.00** . **Extra Charges, if any, are as set forth in the Contractor Bid/Proposal or approved Change Order.**
7. **PROGRESS PAYMENTS.** Project progress payments ☒ are ☐ are not permitted by this Agreement. When permitted, progress payments will be by ☐ Percent Complete ☒ Contract Phase/Schedule itemized in the "Project Schedule" above.
 - a. **Pay Applications.** When permitted, Contractor may submit Progress Payment Applications to Owner, for completed Phases/Schedule, or Unit Pricing. Upon receipt, Owner will verify accuracy and inspect to confirm satisfactory completion of related work (including cleanup and remediation of damage to other property). Owner may engage engineers, architects, or construction professionals to inspect for compliance with the Contract, applicable codes, and generally accepted quality standards.
 - a. **Progress Payments.** Approved Contractor Pay Applications will be paid within ten working days of receipt, and upon Owners receipt of Contractor and Subcontractor Mechanic's & Materialman's partial lien waivers. From each approved Pay Application, **0.0%** will be withheld as retainage until Final Payment.
 - b. **Project Completion.** The Project is considered complete when the Contract is fully performed, any incomplete or unsatisfactory items ("Punch List") are complete, the Project is accepted by Owner and City of Key Colony Beach, and final lien waivers, proof of all Project permits closed out, and all product and equipment operating manuals and warranties have been delivered to Owner.

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- c. **Final Payment.** Upon satisfaction of project completion requirements, Owner will make final payment to Contractor, including Retainage, less withholding of any Owner and Contractor agreed amount.
8. **CHANGES TO THE PROJECT.** Any change to the Project, including Specifications and Selections, must be authorized by written change order, signed in advance of the change, by both Parties.
9. **CONTRACTOR'S REPRESENTATIONS.** Owner enters into this Contract relying upon Contractor representations:
- a. **Bid Documents.** Contractor accepts all terms and conditions of the Invitation to Bid the Project and Instructions to Bidders. Contractor carefully examined the Bid Documents and all physical conditions and limitations. The Bid is based upon completing the Project, as specified, for the Contract Amount in the time allotted.
 - b. **Site Conditions.** Contractor is familiar with general and local site conditions that could in any way affect cost, progress, work performance, or time for completion. Contractor does not consider any further examinations, investigations, explorations, or tests necessary for performance of the Project at the Contract Price, within contract times, and according to the Contract terms and conditions.
 - c. **Governing Laws, Rules & Regulations.** Contractor is familiar with, and will comply with all applicable local, state, and federal laws and regulations, and will abide by Residences Contractor Rules. The Contract Price includes the cost of all required regulatory permitting, which shall be secured by Contractor.
 - d. **License.** Contractor and/or Contractor's employees and subcontractors hold adequate professional licenses, from applicable governmental jurisdictions, to perform respective work in all Project phases.
 - e. **Clean up & Safety.** Contractor will maintain the premises clean and clear of debris, will take all reasonable safety precautions, and comply with all applicable local, state, and federal safety regulations.
 - f. **Taxes.** Contractor's bid includes, and Contractor will pay, all taxes applicable to the Project.
10. **CONTRACT DOCUMENTS.** Deviations from the Scope of Work will only be permitted and paid for by executed change order. Contractor will promptly notify Owner of any required revisions to the Scope of Work. This Contract shall take precedence over any conflict with any exhibit hereto. Contract documents are:

☒	<u>This Contract (pages 1 to 3, inclusive)</u>
☒	<u>Exhibit "A" Contractor Rules</u>
☒	<u>Exhibit "B" Insurance Requirements</u>
☒	<u>Exhibit "C" Project Specifications</u>
☐	<u>Exhibit "D" Project Selections</u>
☒	<u>Exhibit "E" Contractor's Bid/Proposal (pages 1 through 2 , inclusive)</u>
☐	<u>Exhibit "F" Project Plans (drawings)</u>
☐	<u>Exhibit "G"</u>

11. **ASSIGNMENT OF CONTRACT.** This Contract can only be assigned by written mutual consent of Owner and Contractor and, specifically but without limitation, funds that may become due and funds that are due, may not be assigned without such consent (except to the extent that the effect of this restriction may be limited by law), and unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under the Contract Documents.
12. **DISPUTE RESOLUTION.** Owner and Contractor agree to negotiate in good faith to resolve any dispute related to this contract that may arise. If the dispute cannot be resolved by negotiation, the parties will submit the dispute to mediation before resorting to arbitration or litigation and will equally share the costs of a mutually acceptable mediator. This paragraph survives termination of this contract. This paragraph does not preclude a party from seeking equitable relief from a court of competent jurisdiction in Monroe County, Florida. The prevailing party shall be entitled to recover their reasonable attorney's fees and costs. **ANY CLAIMS FOR CONSTRUCTION DEFECTS ARE SUBJECT TO THE NOTICE AND CURE PROVISIONS OF CHAPTER 558, FLORIDA STATUTES.**
13. **LIABILITY & INDEMNIFICATION.** To the fullest extent permitted by law, Contractor shall unconditionally defend, indemnify, and hold harmless, The Residences at Ocean Drive Condominium Association, Inc., its' owners, officers, directors, employees, agents, and consultants from and against all claims, costs, damages, penalties, fines, loss, and expense, including,

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but not limited to attorneys' fees, costs, and expenses arising out of or resulting from Contractors performance, or non-performance of the Contract. Contractors indemnification includes, but is not limited to: Contractor negligence or gross negligence; strict liability; failure of Contractor, its subcontractors, agents, or employees to comply with any OSHA, federal, state, or local laws or regulations, including health and safety; breach of express or implied warranty by Contractor, its agents, or employees; defective work; work outside the scope of this Contract; or any inaccuracy or violation of any Contractor certification.

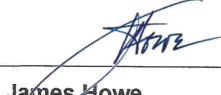
14. **TERMINATION & DEFAULT.** Owner may terminate this Contract if Contractor materially or otherwise defaults in performance of the Contract and fails to correct such default within five days of Owner's written notice. Any such termination shall be effective upon deposit of written notice to Contractor according to the Notices article of this Contract. Upon Termination, outstanding payments and retainage will be withheld and paid to Contractor 10 working days following Project completion, provided actual Project cost does not exceed the Contract Price. If actual Project cost exceeds the Contract Price, the excess amount will be deducted. Terms of this Contract shall survive Termination, Default, or Project Completion.
15. **ASSIGNMENT.** Owner or Contractor assignment of any rights or interests in the Contract, shall only be binding with the express written consent of the other.
16. **SUCCESSORS & ASSIGNS.** Owner and Contractor each binds itself, its partners, successors, assigns, and legal representatives to the other, in respect to all covenants, agreements, and obligations contained herewith.
17. **SEVERABILITY.** Any provision of the Contract documents held void or unenforceable under any law or regulation, shall be deemed stricken and all remaining provisions shall continue as valid and binding, and the Contract documents reformed to replace such stricken provision with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision.
18. **NOTICES.** All notices between the parties under this contract must be in writing and are effective when hand-delivered, mailed by certified mail return receipt requested, or sent by facsimile transmission to the parties addresses or facsimile numbers stated below.
 - a. Owner also consents to receive any notices by e-mail at Owner's e-mail address stated below.
 - b. Contractor also consents to receive any notices by e-mail at Contractors e-mail address stated below.

IN WITNESS WHEREOF, Owner and Contractor have signed this Contract in duplicate. One counterpart each has been delivered to Owner and Contractor. All portions of the Contract Documents have been signed or identified by Owner and Contractor or on their behalf.

THIS CONTRACT CONTAINS THE ENTIRE AGREEMENT AND MAY NOT BE CHANGED EXCEPT IN WRITING.

EFFECTIVE DATE OF THIS CONTRACT

OWNER: THE RESIDENCES AT OCEAN DRIVE CONDOMINIUM ASSOCIATION, INC.

By  4/27/2023
James Howe

901 W Ocean Drive, Key Colony Beach, Florida 33051

Jim.Howe@BelfairDev.com

Office Phone (254) 541-3099

Cell Phone (254) 541-3099

CONTRACTOR: CHAD WALKER CONTRACTING, LLC

By  4-26-23
Chad Walker

Contractor agrees to commence work on or after May 15, 2023, continuously prosecute the work to substantial completion with 60-days of commencement, but in any event, by September 1, 2023
September 1, 2023

Email cwalkercgc@gmail.com

Office Phone (305) 504-3826 Cell Phone (305) 504-3826

THE RESIDENCES AT OCEAN DRIVE CONDOMINIUM ASSOCIATION, INC.

Contractor Rules

1. Operations.

- a. Hours of operation. Without special permission from The Residences Manager, permitted work hours are 8:00 a.m. to 5:00 p.m., Monday through Friday. Work that creates excessive noise is restricted and, except in emergency, can only be performed between May 1 and November 1. Work is not permitted on New Year's Day, Memorial Day, Independence Day, Thanksgiving & following day, and Christmas.
- b. Materials Staging. Orderly staging of construction materials must be monitored and controlled daily. Generally, all construction materials must be stored in a Manager pre-approved location.
- c. Fire Hazard. When utilizing open-flame, welding, soldering, or heat-tools, surrounding areas must be adequately protected with fire-blankets and appropriate fire-extinguisher(s) must be within easy reach of workers.
- d. Construction Debris, Trash, and Clean Up. The site shall be monitored and controlled daily. Minor amounts of trash may be placed in The Residences trash dumpster. Construction debris must be placed in Contractor provided containers and removed offsite (not placed in The Residences trash dumpsters or dumpster pen). Care must be taken to avoid dust contamination of buildings, units, automobiles, and grounds. Contractor's failure to comply with clean up requirements may, without notice, result in The Residences having the work performed with cost and administrative fee charged to Contractor.
- e. Clean Up. Daily, after work, walkway protection is to be placed in Contractor construction debris containers, stored out of sight, or removed offsite. All affected walkways, stairs, elevator, and parking surfaces must be thoroughly cleaned, swept, and/or washed with soap and water (brushed if necessary), as necessary to return to pre-construction or better condition.
- f. Vehicle Parking. Parking is permitted only in "Visitor Parking" or spaces designated by the Manager. During periods of congested parking, Contractor and Subcontractor employee-vehicles must be parked offsite.
- g. Toilet Facilities. Temporary toilet facilities must be provided for workers use, or offsite facilities must be used.

2. Property Protection. Cost of remediating damage to Association (or owners) property, caused by Contractor, Contractors employees, Subcontractors, or Suppliers, will be charged to Contractor. Affected components may include:

- a. Windows, Exterior Doors, Screens, Screen Rooms, and Door Mats must be appropriately protected throughout the project. Exterior doors, door jambs, and sills, must be adequately protected. Screen doors must be removed and stored during drywall, plaster, and concrete work, or during substantial dust operations.
- b. Carports, Garage, Walks, Stairwells, Driveway, and Parking surfaces must be adequately protected while work is being performed. Contractor protection of stairwells and walkways with carpet runners or other protection, adequate to prevent tracking, is required.
- c. Elevator Protection. Contractors are not to transport tools, equipment, or materials in elevators without protective wall and floor coverings. With reasonable notice, they will be installed by the Manager.
- d. Grounds & Landscaping. Contractors and subcontractors must respect The Residences grounds and landscaping by staying off the grass and out of landscape beds to the greatest extent possible. All washouts, including paint, plaster, mortar, grout, etc., must be done offsite.
- e. Tile Sawing. Sawing, of any type tile, must be by wet-saw, and to the extent possible, performed to avoid overspray onto unit balconies, stairwells, or in any way damage adjacent property. Wet sawing on a Unit balcony may be permitted, provided Association and owners property is adequately protected. Saw-cutting residue must be contained and removed offsite.

3. Inspections. The Manager, and The Residences authorized representatives, are authorized to perform compliance inspections of the Project.

4. Compliance. In addition to compliance with all applicable governmental regulations, Contractors must comply with these "Rules for Contractors".

THE RESIDENCES AT OCEAN DRIVE CONDOMINIUM ASSOCIATION, INC.

Contractor Insurance Requirements

Contractors, their Temporary Worker Suppliers, and Subcontractors shall provide The Residences at Ocean Drive Condominium Association, Inc. (hereafter “The Residences”) with proof of insurance meeting these minimum requirements.

1. **Proof of Insurance.** Prior to commencing work, The Residences shall receive Certificates of Insurance (hereafter “COI”) transmitted directly from Contractor’s and Subcontractor’s insurance carrier, insurance agent, or broker.
 - a. **Required Coverage.** COI’s shall indicate required coverage (as set forth herein) is in force, stipulating that the coverage will not be canceled or modified until the expiration of at least thirty (30) days after written notice of such cancellation or modification has been received by The Residences.
2. **Endorsements.** COI’s must include these endorsements:
 - a. **Additional Insured.** The Residences at Ocean Drive Condominium Association, Inc. its’ directors, officers, employees, representatives, and The Residences condominium owners and their guests will be shown as an “Additional Insured” for General Liability and Automobile insurance. As respects General Liability, coverage will include Products/Completed Operations and be primary and non-contributory (Policy form CG 20 37 or equivalent).
 - b. **Waiver of Subrogation.** A Waiver of Subrogation for all listed coverages will be provided in favor of The Residences at Ocean Drive Condominium Association, Inc., its’ directors, officers, employees, representatives, and The Residences condominium owners and their guests.
 - c. **Residential Exclusion.** General Liability coverage will not include a “residential exclusion” (including condominiums).
3. **Conditions.** Vendors shall not violate or knowingly permit to be violated; any conditions of insurance described herein.
4. **Coverage Minimums.**
 - a. **Workers’ Compensation.** Coverage to provide full liability protection under the Workers’ Compensation laws of the State of Florida with Employer’s Liability coverage in limits not less than \$500,000.00 bodily injury per person, \$500,000 bodily injury by Disease Policy Limit, and \$500,000 disease each employee. Coverage is to be in the name of the Contractor and/or subcontractor and not from an employee leasing company.
 - b. **Commercial General Liability Insurance.** Coverage to include an “occurrence” basis, insurance for Operations, Independent Contractors, Products and Completed Operations, and Contractual Liability Insurance. No exclusion should apply for explosion, collapse, and underground hazards. The required insurance shall be in limits not less than:
 - 1) \$1,000,000 Bodily Injury & Property Damage: (each occurrence)
 - 2) \$1,000,000 Personal Injury
 - 3) \$2,000,000 General Aggregate
 - 4) \$2,000,000 Products and Completed Operations
 - 5) \$1,000,000 Automobile Liability Insurance – Coverage to include all owned, non-owned and hired automobiles used relating to the Work with \$1,000,000 Bodily Injury & Property Damage (each occurrence) each accident combined single limit.

The Residences - Key Colony Beach, Florida

HM Door Specifications & Installation Instructions

- I. General Conditions...** Bidder shall include these general requirements in Contractor's bid...
- a. Building Codes... Comply with all applicable codes.
 - b. Contract Form... Contract between Owner and Contractor will be on Owner's form included in bid package.
 - c. Insurance... Contractor shall provide proof of adequate insurance in compliance with attached minimums.
 - d. Contractor Rules... Contractor and Contractor's workers shall comply with rules included in bid package.
 - e. Building Permit... Contractor shall secure and post building permit onsite. Cost reimbursed by Owner.
 - f. Notice of Commencement... Contractor shall file of record with Monroe County with copy to Owner.
 - g. Manpower, Materials, Supplies & Equipment... Contractor shall provide all required and necessary to adequately and properly complete project in a timely manner.
 - h. Taxes, Shipping & Handling... Contractor shall include in the Bid Amount.
 - i. Building Site... Contractor shall protect all elements from potential damage and, each day, will remove and dispose offsite all trash, debris, packaging, pallets, boxes, etc. Dust and dirt infiltration to balconies, units, and neighboring properties shall be minimized.
 - j. Completion & Acceptance... Contractor shall manage and provide for the following...
 - i. Owner/Contractor Inspection... Schedule inspection of all installed door assemblies.
 - ii. Punchlist... Complete all punch items, remove, and dispose of all replaced doors, trash, and construction debris offsite, and complete final cleanup.
 - iii. Owner/Contractor Final Inspection... During final inspection of completed punch list...
 - 1. Permit... Provide Owner with closed out copy of City of Key Colony Beach permit.
 - 2. Warranties... Deliver door, hardware, and paint warranties to Owner.
 - 3. Contractor Warranty... Deliver 1-year materials and labor warranty to Owner.
 - 4. Final Lien Release... Deliver Contractor, and Subcontractor final lien releases to Owner.
 - k. Payment... Owner contract payments to Contractor are as follows: 10% within 7-days of contracting; 40% within 7-days of placement of doors, frames, and hardware order; 25% within 7-days of delivery of doors, frames and hardware; 25% within 7-days of final project acceptance by Owner.
- II. Materials...** After making onsite measurements and confirming each door size and swing, Contractor shall secure Owner approval prior to placement of the order. Upon receipt of vendor order confirmation, Contractor shall notify Owner with estimated delivery date, and arrange, and coordinate delivery and onsite storage.
- III. Specifications...**
- a. Doors... (CDF Distributors or Owner Approved Alternate)..
 - i. Type... Flush, 1 ¾" Hollow Metal Steel
 - ii. Material... 18 ga Galvanneal
 - iii. Window... 1-Hour Fire Rated in Pool Doors
 - iv. Hinge... 4 ½" x 4 ½" Ball-Bearing, Stainless Steel, Satin Finish
 - v. Fire Rating... 1-Hour with Label
 - vi. Finish... Factory Prime Coated
 - vii. Lock Bore... Single, Standard Height (Pool Doors 54" High)

The Residences - Key Colony Beach, Florida

HM Door Specifications & Installation Instructions

- b. **Frames...** (CDF Distributors or Owner Approved Alternate)...
 - i. Type... 3-Piece Punch & Dimple Assembly for Masonry Block
 - ii. Material... 16 ga Galvanneal Steel (by CDF Distributors or Approved Equal)
 - iii. Fire Rating... 1-Hour with Label
 - iv. Finish... Factory Prime Coated
 - v. Closer Reinforced... Frame reinforced for HD Closer
- c. **Locksets...** Single Bore, Combination Lock Furnished by Owner
- d. **Closers...**
 - i. Type... Heavy Duty, Commercial, Aluminum, Satin Finish
 - ii. Screw Pack for 1 ¾" Door
- e. **Weatherization...**
 - i. Weatherstrip, Jamb-Type
 - ii. Door Threshold, Aluminum, Bump-Stop
- f. **Finishes – Doors, Frames & Stucco...**
 - i. Sources... Berry's Paint & Hardware, Key Largo, or Strunk Ace Hardware, Key West
 - ii. Doors... Benjamin Moore Coronado OC-151 "Rust-A-Void" – Semi-gloss – White, Technical Data Sheet Attached
 - iii. Stucco... Benjamin Moore paint furnished by owner – Specifications Attached
 - iv. Caulk... "Big Stretch" or "Extreme Stretch" Elastomeric Sealant Paintable – White, Technical Data Sheet attached
- g. **Door Inventory.** Contractor shall confirm each door size, and swing (Door blanks will likely accommodate both right and left swing)...

Qty	Building R1	Building R2	3-6" x 7'0" Hand / Swing	Floor To Lock Center	1 Hr Fire Window	Threshold	Closer
2	Unit 1	Unit 1	RH / IN	40 5/16"	No	Bump Stop	Without Hold Open
2	Unit 2 East	Unit 2 A	LH / IN				
2	Unit 2 West	Unit 2 B	Rh / IN				
2	Unit 3 East	Unit 3 A	LH / IN				
2	Unit 3 West	Unit 3 B	RH / IN				
2	Pool	Pool	LH / Out	54"	12" x 12"		With Hold Open
2	Garage (Detached)	Garage (Detached)	LH / Out	40 5/16"	No		
2	Garage East	Garage East	LH / Out				
2	Garage West	Garage West	RH / Out				

- h. **Doors & Frames Delivery...** Contractor shall supervise delivery and carefully inspect shipment. Any damage must be noted on all bill of lading copies and reported, with photographs, to Owner and Vendor. Contractor shall also verify items received match the order, in all aspects. Deviations are to be reported to Owner and Vendor.
- i. **Doors & Frames Storage...** Contractor shall immediately unbind doors and frames from pallets (leave cardboard packing on until installation) and store upright on minimum 4" runners. Minimum ¼" composite or wood shims are to be placed between units for airflow, with maximum 5 units per stack (with size/swing visible). DO NOT COVER WITH NON-VENTED PLASTIC OR CANVAS, AS A HUMIDITY CHAMBER CAN BE CREATED THAT CAUSES BLISTERING OR RUST.

The Residences - Key Colony Beach, Florida

HM Door Specifications & Installation Instructions

IV. Demolition & Removal – Existing Doors & Frames...

- a. Verify Doors... Before removing existing doors, verify that each replacement door is the correct size and swing for each opening.
- b. Hardware... Remove and store locksets, sills, and closers in the staging area for offsite disposal.
- c. Doors... Remove and store existing doors in the staging area for offsite disposal.
- d. Frames... Remove from opening, careful to avoid stucco damage, and store in staging area for offsite disposal.
- e. Stucco... Repair any stucco damage and prime coat repairs.

V. Replacement Doors – Installation...

- a. Install Dimple Anchors... by forcing the anchor between the inside of the rabbet and the return. Put anchor into place at an angle and twist until horizontal. Ensure holes through the anchor line up with holes in the frame stop.
- b. Install Wood Spreaders... One at the bottom and midpoint of the door frame. Support the midpoint spreader from the bottom.
- c. Plumb Jambs, Header & Square Corners. Level the door jambs, then level the frame head. Finally square all door frame corners.
- d. Pre-Drill for Anchors... Drill 3/8" diameter holes no less than 1 3/8" into the masonry opening.
- e. Anchor Bolts... Install 3/8" x 4" sleeve anchor bolts to secure door frame to the masonry opening.
- f. Doors... Install per manufacturer specifications.
- g. Door Hardware - Closers, Sills/Thresholds, Weatherstripping, Locksets... Following specified paint curing time, install door hardware per manufacturer specifications.

VI. Finishes Application...

- a. Stucco... Verify damaged stucco repairs and surrounding areas are clean and dust free. Apply one prime-coat and two paint topcoats per Benjamin Moore specifications.
- b. Doors & Frames...
 - i. Scratches... Sand to bare metal with 300 grit sandpaper and touchup with rust inhibitive primer.
 - ii. Dents... Sand dent and surrounding area to bare metal with 80 grit Sandpaper. Apply body filler per manufacturer's instructions. After filler is thoroughly cured, sand to a smooth surface with 100 grit Sandpaper. Finish with 300 grit sandpaper and wipe surface clean and dry.
 - iii. Paint Preparation & Application... Sand surfaces lightly with 300 or 320 emory cloth or steel wool. Wipe dust away with a clean cloth. Painted finish must be smooth and free of roughness from inadequately prepared substrate, dirt, dust, or other contaminants.
 - iv. Paint... Evenly spray 2 finish-coats per Benjamin Moore specifications.
 - v. Caulk... Evenly apply specified caulk to seal door frames with stucco.

BID FORM

BIDDER REPRESENTATIONS. In submitting this Bid, Bidder makes the following representations:

1. Owner(s). Bidder will divide the Bid into equally contract with two Owners...
 - a. ("R1") The Residences at Ocean Drive
 - b. ("R2") The Residences at Ocean Drive II
2. Bid Documents. Bidder has carefully examined Bid Documents and related data identified in the Bid Documents and any Addenda (referenced below) issued by Owner.

Addenda	Initial
Addendum #1, dated	
Addendum #2, dated	
Addendum #3, dated	
Addendum #4, dated	

3. Site Examination. Bidder visited the Site, has become familiar with, and is satisfied as to the general, local, and site conditions that may affect cost, progress, and work performance.
4. Laws & Regulations. Bidder is familiar with and is satisfied as to all federal, state, and local laws and regulations that may affect cost, progress, and work performance.
5. Bid Preparation. Bidder does not consider that any further examinations, investigations, explorations, tests, studies, or data, are necessary for determination of this Bid at the amount(s) bid, within the times, and in accordance with the terms and conditions of the Bid Documents.

BID PROPOSAL. If awarded, Bidder agrees to contract with each Owner, and to substantially complete the Project (both Contracts) according to Contract Documents, for the bid amounts, and within time allotted.

1. Bid Amount \$ 64,490.00 (Lump Sum)
2. Alternate #1 Amount \$ _____ (Lump Sum Bidder Proposed)
3. Alternate #2 Amount \$ _____ (Lump Sum Bidder Proposed)

SUBSTANTIAL COMPLETION. Bidder agrees to commence work on or after May 15, 2023, and continuously prosecute the work to substantial completion within 60-days of commencement, but in any event, by September 1, 2023.

ADDITIONAL INFORMATION.

Contractor Warranty. 1-Year Labor and Materials.

Bid Valid. This Bid is valid for 45-days from the Bid Date, plus any time extension Bidder agrees to in writing.

Bid Form. Bidder has examined the Contract Form provided in the Bid Package and , if awarded the Contract, agrees to Contract with Owner, using this form.

*****As to § I. General Conditions, a. Building Codes referenced on page 1 of 3 on the document entitled, The Residences - Key Colony Beach Florida, SPECIFICATIONS & INSTRUCTIONS, HM Door Specifications & Installation Instructions, will not hold Chad Walker Contracting, LLC, legally and/or financially responsible for any and/or all unknown *Design Pressures* at the time of execution of this Bid Form.**

BID FORM

BIDDER INFORMATION & BACKGROUND:

1. Firm Name Chad Walker Contracting, LLC
 - a. ☐ Corporation ☒ Limited Liability Company ☐ Sole Proprietorship ☐ Partnership
 - b. Federal Employee ID (FEIN) # 650856979
 - c. Florida License # CGC 1521190
2. Street Address. 98 Avenue O, Marathon, Florida 33050
(Street, City, State, Zip)
3. Mailing Address. Same as above.
(Street, City, State, Zip)
4. Phone (Office) (305) 504-3826
5. Phone (Cell) (____) ____ - ____
6. Time in business 12 years
7. Business Activities (Size, Range, Types of Services) Full service interior/exterior general contractor.
8. Project Supervisor, email, and cell phone # (If Awarded Contract) _____
Chad Walker (cwalkercgc@gmail.com)
9. Bidder (or parent company) ever received sanctions or is under investigation by any regulatory or governmental body? ☐ Yes ☐ No

BID SUBMITTED. April 11, 2023

Contractor Name. Chad Walker Contracting, LLC

By Chad Walker Title Owner
(typed or printed name of owner)

Signature Chad Walker
Chad Walker (Apr 11, 2023 21:17 EDT)

*****As to § I. General Conditions, a. Building Codes referenced on page 1 of 3 on the document entitled, The Residences - Key Colony Beach Florida, SPECIFICATIONS & INSTRUCTIONS, HM Door Specifications & Installation Instructions, will not hold Chad Walker Contracting, LLC, legally and/or financially responsible for any and/or all unknown Design Pressures at the time of execution of this Bid Form.**