

**ON TOP OF THE WORLD
CONDOMINIUM ASSOCIATION, INC.,**
a Florida Not-For-Profit Corporation
2069 World Parkway Blvd. East
Clearwater, FL 33763

NOTICE OF BOARD OF ADMINISTRATION MEETING

Date/Time: November 07, 2024 – 1:00 PM

Venue: East Activity Center Auditorium
2069 World Parkway Blvd. East
Residents may also join by tuning into Channel 901 or by watching
live on the Box Office (otowboxoffice.com)

Board of Administration Amended Meeting Agenda

1. Call to Order; Roll Call
2. Proof of Notice of Meeting
3. Unit Owner Comments per Rule 22
4. Reading and Approval of Minutes or Waiver of Reading of Minutes
5. Ratify Rescheduled Date of Special Election From December 13, 2024 to January 16, 2025
6. Ratify Innovative Concept and Design, Inc. Proposal for Building 24 Elevator Cab Replacement
7. Approve Allen’s Roofing, Inc. Contract for Building 09 Stairway Towers Roof Replacement
8. **Consider Approving** ~~Approve~~ Pipe Restoration Solutions, Inc. Proposal for Sanitary Line Jetting for Buildings 48 thru 61
9. **Consider Approving** ~~Approve~~ Fire Safety Systems, **Inc. or United Fire** Proposal for Installation of Elevator Recall at Buildings 90, 92, and 96
10. **Consider Approving** ~~Approve~~ Alan’s Roofing, Inc. Proposals for Reroofing Buildings 74, 76, **79**, 86, and 88
11. **Consider Approving** ~~Approve~~ ADL Aluminum, Inc. Proposal for Building 55 (Single Line Railing)
12. Pre/Post Hurricane Review Discussion
13. Other Business
14. Adjournment

On Top of the World Condominium Association, Inc. expects all unit owners to comply with Association Rule 22. Unit Owner Participation at Board of Administration and Committee Meetings. Meeting participants are expected to conduct themselves with decorum, respect, and civility.



INNOVATIVE
CONCEPTS AND DESIGN INC.

4639 Lown St N
St Petersburg FL
33714-2947

Quote

Date	Quote #	Terms	Rep
10/17/2024	2691	Net 15	EG
Project Name	Bldg 24		
Customer Contact	Andy		
Ship To Address	P.O. No.		
Customer Pick Up ICD Shop			

Name / Address	
Parkway Maintenance and Management On Top of the World 2069 World Parkway Boulevard, E. Clearwater, FL 33763	

Description	Qty	Cost	Total
<p>Manufacture New: Cab Shell for One (1) 2,500 lbs. Passenger Elevator. CANOPY: To be 12 gauge galvalneal steel unpainted pans. VENT FAN: To be by others. SIDE & REAR WALLS: To be 16 gauge galvalneal steel unpainted pans. BASE VENT SLOTS: To be in base. FRONT RETURNS, TRANSOMS, & JAMBS: To be 16 Gauge #4 stainless steel. CAR SILLS: To be by others. SUB-FLOORING: To be 3/4" Thick using 1/2" Polycarbonate with 20 gauge galvalneal on both sides of the polycarbonate. BRAILLE & TACTILE MARKINGS: To be by others.</p> <p>New Cab Shell pricing does not include: Removal of the existing cab shell and interior. Final installation of the new cab shell back to normal operations.</p>	1	11,158.00	11,158.00T
<p>CHANGE ORDER #1</p> <p>Interior Panels are to be laminate selection "Formica 3505 12SP" affixed to a .25" Substrate.</p> <p>Freight: - This pricing does not include freight. Customer will be required to handle all freight.</p> <p>Terms: - 50% Deposit required for materials before production begins.</p> <p>Thank you. Eric George 727-452-9967 Cell.</p> <p>This quotation is good for 30 days from the date above.</p>	1	2,076.00	2,076.00T

Phone #	Fax #	www.mycidinc.com	Subtotal
727-522-1919	727-527-4022		
			Sales Tax (7.0%)
			Total



INNOVATIVE

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Ship To Address		P.O. No.	
Customer Pick Up ICD Shop			

Name / Address	
Parkway Maintenance and Management On Top of the World 2069 World Parkway Boulevard, E. Clearwater, FL 33763	

Description	Qty	Cost	Total
~~~ CHANGE ORDER #1 ~~~~ October 31, 2024 > Added 1 Sales. (+\$1,776.00) Total change to estimate +\$1,900.32 ~~~~~			

Phone #	Fax #	<a href="http://www.myicdinc.com">www.myicdinc.com</a>	<b>Subtotal</b>
727-522-1919	727-527-4022		

*Catherine J. Bajic*  
*Chair 11/4/24*

<b>Sales Tax (7.0%)</b>	\$926.38
<b>Total</b>	\$14,160.38



## CONTRACT / AGREEMENT

**THIS AGREEMENT** is entered into this *23rd day of October 2024*, by and between the On Top Of the World Condominium Association, (“Owner”) and Alans Roofing Incorporated, a Florida corporation (“Contractor”).

### WHEREAS:

A. The On Top Of the World Condominium Association desires to *Roofing Repair/Improvement Services - Building 9* as further described in **Exhibit A**, General Information and Conformance Requirements (the “Services”).

B. Contractor presented The On Top Of the World Condominium Association a bid of *\$71,632.00* for the Services described and further defined in **Exhibit A** , **inclusive of a standard 5/40 warranty**.

C. The On Top Of the World Condominium Association have determined to accept that bid proposal.

**NOW THEREFORE**, in consideration of the mutual promises set forth herein, and other good and valuable consideration, the parties hereto agree as follows:

1. **Services.** Contractor will provide the Services to The On Top Of the World Condominium Association as described in **Exhibit A**, plus any other written plans and written specifications which shall be agreed upon by the parties hereto. Provided however, that this Agreement shall have no force and effect until Contractor has provided The On Top Of the World Condominium Association with such proof of insurance as well as any other requirements as are acceptable to The On Top Of the World Condominium Association .

2. **Compensation.** Upon completion of the Services, and thereafter, verification by The On Top Of the World Condominium Association that Contractor has provided the Services as described in **Exhibit A**, Contractor shall submit an invoice for such Services to The On Top Of the World Condominium Association as outlined in **Exhibit A**. Provided Contractor’s invoice for payment is received by The On Top Of the World Condominium Association not later than Tuesday, and subject to satisfactory completion and acceptance of work, payment will be made on the **Friday of the following week after 2:00 p.m.** As often as requested by The On Top Of the World Condominium Association and as a condition precedent to payment, Contractor shall sign a final lien waiver/release, as subsequently directed by The On Top Of the World Condominium Association. As often as requested by The On Top Of the World Condominium Association and as a condition precedent to payment, Contractor shall submit proof of Contractor’s payment to all contractors, suppliers, laborers, and other persons or entities claiming through Contractor, who furnished labor, materials, services, or equipment in connection with the Services.

3. **Term.** The term of this Agreement shall commence on *or about November 1st, 2024*, and shall continue to *completion of project, no later than November 30th, 2024*. By mutual agreement and without change in pricing, this Agreement may be extended an additional year, if applicable.

4. **Indemnity.** Contractor shall indemnify, hold harmless and defend The On Top Of the World Condominium Association , On Top of the World Condominium Association, Inc., On Top of the World Communities, Inc., and all related entities' and also their agents, servants, employees, officers, directors, stockholders, partners, and limited partners from and against all manner of claims, cause or causes of action, losses, damages, liability or liabilities or responsibility including litigation costs and expenses through appellate proceedings resulting from all acts and actions of Contractor or any of Contractor's sub-contractors or sub-sub contractors that arise from or that are or may be contemplated by this Agreement including but not limited to loss or damage arising from personal injury to any person who may be injured or damaged by actions of the Contractor or its sub-contractors or sub-sub contractors..

5. **Insurance Requirements.** Unless identified otherwise in the Contractor's Scope of Work, Contractor shall maintain the insurance coverage in accordance with the attached **Exhibit B**.

6. **Business Ethics Expectations.** Contractor understands and agrees to abide by standard of ethical conduct as described in the Business Ethics Expectations provided in **Exhibit C**.

7. **Safety.** The Contractor agrees that it shall be solely responsible for supervising its employees, that it shall comply with all rules, regulations, orders, standards and interpretations promulgated pursuant to the OSHA Act of 1970, including but not limited to training, record keeping, providing PPE, lockout / tag-out procedures, MSDS sheets and labeling as required by the right to know standards, 29, CFR 1910.1200. In conjunction, the Contractor is subject to fines issued by the The On Top Of the World Condominium Association 's Community Services Manager for non-compliance with any of the fore mentioned requirements. Contractor at sole cost and expense shall provide safe and sufficient facilities at all times for inspection of the Work by The On Top Of the World Condominium Association or its respective representatives. Contractor shall take all safety measures required by The On Top Of the World Condominium Association and the State of Florida safety rules and shall comply with the Federal Occupational Safety and Health Act and any rule made pursuant to it, and all other applicable federal, state and local laws, rules and regulations. The indemnification provisions of numbered paragraph 4 shall be applicable to this paragraph 7.

8. **Relationship of parties.** Neither this Agreement, nor any term, provision, payment or right hereunder shall in any way or for any purpose constitute or cause The On Top Of the World Condominium Association to become or be deemed a partner of Contractor in the conduct of its business, or otherwise, or to cause The On Top Of the World Condominium Association to become or be deemed a joint adventurer or a member of a joint enterprise with Contractor, as The On Top Of the World Condominium Association is and shall remain an independent contractor by reason of this Agreement.

9. **Defective or Non-Conforming Work.** Contractor shall remove and repair or replace at Contractor's expense and at The On Top Of the World Condominium Association 's convenience, any of its workmanship, material and equipment that is defective or substandard, or is otherwise non-conforming to, the Contract or Contract Documents and/or applicable code requirements, at any time during Contractor's performance of the work required hereunder or within one (1) years workmanship. Contractor shall maintain adequate personnel and equipment to respond within 48 hours to The On Top Of the World Condominium Association 's requests for services or warranty work, except for Emergency Service, which shall be within four (4) hours of notice.

10. **Warranties.** Contractor shall guarantee and shall warrant its Services to The On Top Of the World Condominium Association **for the period stated in the proposal/exhibit A**.

11. **Termination.** This Agreement may be terminated, with or without cause by either party providing the other with forty-five (45) days written notice to the other. Termination of this Agreement shall have no effect upon the rights of the parties that accrued prior to termination.

12. **Notices.** All notices, certifications or communications required by this Agreement shall be given in writing and shall be deemed delivered when personally served, or when received if by Email delivery or facsimile transmission with a confirming copy mailed by registered or certified mail, postage prepaid, return receipt requested, addressed to the respective parties as follows:

If to: **The On Top Of the World Condominium Association**  
C/O: Parkway Maintenance & Management Pinellas LLC  
Shawn Tobias, Senior Manager - Operations  
2069 World Parkway Boulevard  
Clearwater, Fl. 33763

If to: **Alan Field, Alan's Roofing Incorporated**  
Alan Field, Principal  
14498 Ponce de Leon Blvd  
Brooksville, FL 34601

13. **Alternative Dispute Resolution.** Any and all claims, disputes or controversies arising as a result of this Master Services Agreement or any of the provisions contained herein shall be submitted first to mediation before a Circuit Court certified mediator or any mediator agreed to by both parties in the venue of Pinellas County, Florida. All parties shall bear their own costs and attorneys' fees.

14. **Reference to Parties.** Each reference herein to the parties shall be deemed to include their successors, assigns, heirs, administrators, and legal representatives, all whom shall be bound by the provisions hereof.

15. **Waiver.** The failure or delay of any party at any time to require performance by another party of any provision of this Agreement, even if known, shall not affect the right of such party to require performance of that provision or to exercise any right, power or remedy hereunder. Any waiver by any party of any breach of any provision of this Agreement should not be construed as a waiver of any continuing or succeeding breach of such provision, a waiver of the provision itself, or a waiver of any right, power or remedy under this Agreement. No notice to or demand on any party in any circumstance shall, of itself, entitle such party to any other or further notice or demand in similar or other circumstances.

16. **Jurisdiction and Venue.** Jurisdiction and venue of any matter involving this Agreement shall be in Pinellas County, Florida.

17. **Rights of Third Parties.** Nothing in this Agreement, whether expressed or implied, is intended to confer any rights or remedies under or by reason of this Agreement on any persons other than the parties hereto and their respective legal representatives, successors and permitted assigns. Nothing in this Agreement is intended to relieve or discharge the obligation or liability of any third persons to any party to this Agreement, nor shall any provision give any third persons any right of subrogation or action over or against any party to this Agreement.

18. **Amendment.** This Agreement shall not be amended except by written agreement signed by both parties.

19. **No Construction Against Drafting Party.** Both parties to this Agreement have contributed to the drafting of this contract and hence it shall not be construed against either party by the courts when attempting to interpret its provisions.

20. **Section Headings.** The section headings herein are included for convenience only and shall not be deemed to be a part of this Agreement.

21. **Entire Agreement.** This Agreement, including exhibits, (if any) constitutes the entire Agreement between the parties hereto with respect to the subject matter hereof. There are no other representations, warranties, promises, agreements or understandings, oral, written or implied, among the Parties, except to the extent reference is made thereto in this Agreement. No course of prior dealings between the parties and no usage of trade shall be relevant or admissible to supplement, explain, or vary any of the terms of this agreement. Acceptance of, or acquiescence in, a course of performance rendered under this or any prior agreement shall not be relevant or admissible to determine the meaning of this Agreement even though the accepting or acquiescing party has knowledge of the nature of the performance and opportunity to make objection. No representations, understandings, or agreements have been made or relied upon in the making of this Agreement other than those specifically set forth herein.

**IN WITNESS WHEREOF,** the parties have executed this Agreement on the date set forth above.

ATTEST:

**The On Top Of the World Condominium  
Association**

Print: _____

_____  
**Catherine Bajis - or - Diane Like  
Chairperson or Vice Chairperson**

ATTEST:

**Alans Roofing Incorporated**

Lisa Lenox

*Lisa Lenox*

Print: *ALAN FIELD*

*Alan Field*  
_____  
**Alan Field  
Principal**

**Exhibit A**



"Home of the FREE Roof Inspection"

**Proposal and Acceptance      B9 TOWERS      10/18/2024**

For: On Top of the World Condominium Association

Contact: Shawn Tobias

Project Info: 2451 Canadian Way

Clearwater Fl 33763 Building 9

Prepared By: Charles Higdon 352-277-2925 charles.arinc@gmail.com

**Scope of work to reroof 4 Stairwell Towers' steep slope roof system**

- Obtain required permits, in progress and final inspections
- Contain, Remove, and Dispose of debris at an EPA approved landfill – aluminum panels not included
- Remove existing roof system down to wood deck and fasten to code
- Repair wood deck at \$106.00 per sheet and dimensional lumber @\$4.80 per foot
- Over entire roof deck install Owens Corning SA SBS mod bit underlayment mechanically fastened at head laps
- Install new prefinished white 26 gauge 6" FHA drip edge to 2018 FBC
- Install Owens Corning SA Starter rolls
- Install Owens Corning DURATION series shingles in Field areas
- Install Owens Corning Pro Edge to match uplift of Duration series shingles
- New Flashings to be installed at all mechanical penetrations (boots, vents, etc.)
- 1-60' lift rental included for project duration
- Proposal does not include disposal of remaining aluminum field sheets- PMMC responsible for collection and recycling of all aluminum field sheets accessories
- 130 mph rated roof system quoted- Owens Corning FPA # 10674.1 R12

Standard 5/40 warranty      4 @ 19.667 sq each      (Total 78 2/3 sq)  
**\$71,632.00**

*Payment terms: 100% due within 30 days of final inspection.*

**ACCESS:** Customer agrees to allow access to the property and realizes that heavy equipment is being used. Contractor agrees to restrict delivery, staging, and installation operations to areas mutually agreed by both parties prior to commencement of the work. Contractor shall not be liable for, without limitation, damage to driveways, sidewalks, lawns, sprinkler systems, gardens, septic systems, and any other structures thereof, during performance of this agreement.

**DAMAGE, ETC:** Should customer become aware of damage to property by Contractor, his agents, or employees during the installation of the roof said damage shall be brought to the attention of the Contractor prior to the time of payment for the roof in question. If Customer fails to notify the Contractor of said damage within 15 working days of completion, then shall waive all rights against Contractor concerning said damage.

**DELAYS, ETC:** Hereby acknowledges that Contractor may be subject to delays occasioned by inclement weather, labor disputes, and material supply shortages which are beyond the control of the Contractor and hereby accepts any delays occasioned by one or all of these circumstances in the installation of his roof. Further, if the acceptor should cancel this agreement after three business days from entering agreement for any reason, acceptor agrees to pay to Contractor 10% of the total contract price.

**PAYMENT CONTRACT:** Customer hereby agrees that if the amounts due and owing hereunder are not paid when due, also shall be liable to pay all costs of cancellation, including, but not limited to, reasonable attorney's fees and costs, which amounts together with all sums due and owing hereunder, shall bare interest of 1.5% per month.

**MEDIATION AND BINDING ARBITRATION:** Contractor, Customer and/or all parties to this agreement hereby waive and release any and all rights to a jury trial under Florida law. All parties hereby agree that any dispute, controversy, or claim arising out of or relating to this Agreement, or breach thereof including tort claims for property damage (collectively as "Legal Claims"), shall be settled first by mediation and then (in the event mediation is unsuccessful) by, and only by, binding arbitration. Both mediation and binding arbitration shall be administered by the American Arbitration Association ("AAA"). If a party's Legal Claims are not resolved (in full or in part) at mediation, then such remaining Legal Claims shall be settled by binding arbitration administered by the AAA before a single arbitrator (who is either Board Certified in construction law or has significant experience in construction law) in accordance with the AAA's Construction Arbitration Rules. Such arbitration shall take place in-person in either Sumter or Hernando County, Florida and judgment on the award rendered by the sole arbitrator shall be entered in any Court having jurisdiction thereof.

**ACCEPTANCE PROPOSAL:** The above prices, specifications and conditions are satisfactory and hereby accepted. The terms and conditions of this proposal, when conflicting with other related documents, shall supersede all other documents, regardless of date of origin, title, or causation. All contracts are subject to management approval.

CUSTOMER SIGNATURE: Catherine Bajic CONTRACTOR SIGNATURE: _____  
10/23/20

**Construction Industries Recovery Fund:**

Payment may be available from the construction recovery fund if you lose money on a project performed under contract, where the loss results from specified violations of Florida Law by a State Licensed Contractor. For information about the Recovery Fund and filing a claim, contact the Florida CILB at the following telephone number and address: 850-487-1395, Florida Construction Industry Licensing Board, 1940 N. Monroe Street, Tallahassee, FL 32399.

**Commercial & Residential**  
**Hernando: (352) 686-3330 • Citrus: (352) 341-1400 • Pasco: (727) 816-9278**  
**Toll Free: (800) 309-5667 • Fax: (352) 754-8902**  
**www.alansroofinginc.com**  
*Restrictions Apply

**Exhibit B**

**Insurance Requirements**



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

8/15/2024

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

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

<b>PRODUCER</b> MORROW INSURANCE GROUP 18936 NORTH DALE MABRY LUTZ FL 33548	<b>CONTACT NAME:</b> RACHEL INTURRISI <b>PHONE (A/C, No, Ext):</b> 813 963-1669 <b>E-MAIL ADDRESS:</b> certificates@morrowinsurance.net	<b>FAX (A/C, No):</b> 813-830-8783
	<b>INSURER(S) AFFORDING COVERAGE</b>	
<b>INSURED</b> ALAN'S ROOFING, INC 14498 PONCE DE LEON BLVD BROOKSVILLE FL 34601	<b>INSURER A : SUMMIT SPECIALTY INSURANCE</b>	
	<b>INSURER B : OHIO SECURITY INSURANCE CO</b>	
	<b>INSURER C :</b>	
	<b>INSURER D :</b>	
	<b>INSURER E :</b>	

**COVERAGES**

CERTIFICATE NUMBER: 1109559392

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 type="checkbox"/> LOC <input type="checkbox"/> OTHER	Y	Y	SCGL004000007200	8/11/2024	8/11/2025	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 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 \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	<input type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ NONE			SXCS004000007400	8/11/2024	8/11/2025	EACH OCCURRENCE \$ 2,000,000 AGGREGATE \$ 2,000,000 \$
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		Y/N	N/A			<input type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
B	EQUIPMENT FLOATER			BMO66132766	8/11/2024	8/11/2025	LEASED EQUIPMENT 150,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)  
 EXCESS POLICY FOLLOWS FORM OVER GENERAL LIABILITY & WORKERS COMPENSATION POLICIES ONLY  
 SUPERCEDES ALL PREVIOUSLY ISSUED FOR 2024-2025

On Top of the World Condominium Association, Inc., SCA Amenities Pinellas LLC, SCA Utilities Pinellas LLC, OTOW Condominium Association Inc, Parkway Maintenance & Management Pinellas LLC are included as additional insureds on the General Liability policy arising from the provisions of products or services to OTOW by the Named Insured. The General Liability policy contains additional insured endorsement CG2010 or its equivalent. The General Liability contains blanket waiver of subrogation. OTOW shall be notified 30 days prior to cancellation or non renewal of any policy listed except 10 days for non payment of premium.

**CERTIFICATE HOLDER****CANCELLATION**

On Top of the World Condominium Association, Inc.  
 2069 World Parkway  
 Clearwater FL 33763

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

*Lenora C. Olney*

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**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.**

**ADDITIONAL INSURED – OWNERS, LESSEES OR CONTRACTORS – COMPLETED OPERATIONS**

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART  
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART

**SCHEDULE**

Name Of Additional Insured Person(s) Or Organization(s)	Location And Description Of Completed Operations
<p>As required by written, and properly executed, contract prior to loss, if required by your written contract or written agreement with such Additional Insured.</p> <p>The inclusion of one or more Insured(s) under the terms of this endorsement does not increase our limits of liability.</p> <p>All other terms and conditions remain unchanged.</p>	<p>As per written, and properly executed, contract prior to loss, if required by your agreement with such Additional Insured.</p>
<p>Information required to complete this Schedule, if not shown above, will be shown in the Declarations.</p>	

**A. Section II – Who Is An Insured** is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury" or "property damage" caused, in whole or in part, by "your work" at the location designated and described in the Schedule of this endorsement performed for that additional insured and included in the "products-completed operations hazard".

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

**B. With respect to the insurance afforded to these additional insureds, the following is added to Section III – Limits Of Insurance:**

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or
  2. Available under the applicable Limits of Insurance shown in the Declarations;
- whichever is less.

This endorsement shall not increase the applicable Limits of Insurance shown in the Declarations.

**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.**

**DESIGNATED CONSTRUCTION PROJECT(S)  
GENERAL AGGREGATE LIMIT**

This endorsement modifies insurance provided under the following:

**COMMERCIAL GENERAL LIABILITY COVERAGE PART**

**SCHEDULE**

Designated Construction Projects:

**EACH OF YOUR CONSTRUCTION PROJECTS LOCATED AWAY FROM PREMISES OWNED BY OR RENTED TO YOU.**

(if no entry appears above, information required to complete this endorsement will be shown in the Declarations as applicable to this endorsement.)

- A.** For all sums which the insured becomes legally obligated to pay as damages caused by "occurrences" under COVERAGE A (SECTION I), and for all medical expenses caused by accidents under COVERAGE C (SECTION I), which can be attributed only to ongoing operations at a single designated construction project shown in the Schedule above:
1. A separate Designated Construction Project General Aggregate Limit applies to each designated construction project, and that limit is equal to the amount of the General Aggregate Limit shown in the Declarations.
  2. The Designated Construction Project General Aggregate Limit is the most we will pay for the sum of all damages under COVERAGE A, except damages because of "bodily injury" or "property damage" included in the "products-completed operations hazard", and for medical expenses under COVERAGE C regardless of the number of:
    - a. Insureds;
    - b. Claims made or "suits" brought; or
    - c. Persons or organizations making claims or bringing "suits".
  3. Any payments made under COVERAGE A for damages or under COVERAGE C for medical expenses shall reduce the Designated Construction Project General Aggregate Limit for that designated construction project. Such payments shall not reduce the General Aggregate Limit shown in the Declarations nor shall they reduce any other Designated Construction Project General Aggregate Limit for any other designated construction project shown in the Schedule above.
  4. The limits shown in the Declarations for Each Occurrence, Fire Damage and Medical Expense continue to apply. However, instead of being subject to the General Aggregate Limit shown in the Declarations, such limits will be subject to the applicable Designated Construction Project General Aggregate Limit.
- B.** For all sums which the insured becomes legally obligated to pay as damages caused by "occurrences" under COVERAGE A (SECTION I), and for all medical expenses caused by accidents under COVERAGE C (SECTION I), which cannot be attributed only to ongoing operations at a single designated construction project shown in the Schedule above:
1. Any payments made under COVERAGE A for damages or under COVERAGE C for medical expenses shall reduce the amount available under the General Aggregate Limit or the Products-Completed Operations Aggregate Limit, whichever is applicable; and
  2. Such payments shall not reduce any Designated Construction Project General Aggregate Limit.
- C.** When coverage for liability arising out of the "products-completed operations hazard" is provided, any payments for damages because of "bodily injury" or "property damage" included in the "products-completed operations hazard" will reduce the Products-Completed Operations Aggregate Limit, and not reduce the General Aggregate Limit nor the Designated Construction Project General Aggregate Limit.
- D.** If the applicable designated construction project has been abandoned, delayed, or abandoned and then restarted, or if the authorized contracting parties deviate from plans, blueprints, designs, specifications or timetables, the project will still be deemed to be the same construction project.
- E.** The provisions of Limits Of Insurance (SECTION III) not otherwise modified by this endorsement shall continue to apply as stipulated.

**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.**

**ADDITIONAL INSURED – OWNERS, LESSEES OR CONTRACTORS – SCHEDULED PERSON OR ORGANIZATION**

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

**SCHEDULE**

Name Of Additional Insured Person(s) Or Organization(s)	Location(s) Of Covered Operations
<p>As required by written, and properly executed, contract prior to loss, if required by your written contract or written agreement with such Additional Insured.</p> <p>The inclusion of one or more Additional Insured(s) under the terms of this endorsement does not increase our limits of liability.</p> <p>All other terms and conditions remain unchanged.</p>	<p>As per written, and properly executed, contract prior to loss, if required by your agreement with such Additional Insured.</p>
<p>Information required to complete this Schedule, if not shown above, will be shown in the Declarations.</p>	

**A. Section II – Who Is An Insured** is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by:

1. Your acts or omissions; or
2. The acts or omissions of those acting on your behalf;

in the performance of your ongoing operations for the additional insured(s) at the location(s) designated above.

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

**B.** With respect to the insurance afforded to these additional insureds, the following additional exclusions apply:

This insurance does not apply to "bodily injury" or "property damage" occurring after:

1. All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or
2. That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.

C. With respect to the insurance afforded to these additional insureds, the following is added to **Section III – Limits Of Insurance:**

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or

2. Available under the applicable Limits of Insurance shown in the Declarations; whichever is less.

This endorsement shall not increase the applicable Limits of Insurance shown in the Declarations.

## WAIVER OF TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART  
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART

### SCHEDULE

**Name Of Person Or Organization:** As required by written, and properly executed, contract prior to loss, if required by your written contract or written agreement with such Additional Insured. If anyone, other than the Additional Insured, provides similar insurance for the Additional Insured, then this insurance will apply as outlined in **SECTION IV – COMMERCIAL LIABILITY CONDITIONS**, paragraph 4. **Other Insurance**, subparagraph c. **Method of Sharing.** The inclusion of one or more Additional Insured(s) under the terms of this endorsement does not increase our limits of liability.

Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

The following is added to Paragraph 8. **Transfer Of Rights Of Recovery Against Others To Us** of **Section IV – Conditions:**

We waive any right of recovery we may have against the person or organization shown in the Schedule above because of payments we make for injury or damage arising out of your ongoing operations or "your work" done under a contract with that person or organization and included in the "products-completed operations hazard". This waiver applies only to the person or organization shown in the Schedule above.

**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.**

**PRIMARY AND NONCONTRIBUTORY –  
OTHER INSURANCE CONDITION**

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART  
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART

The following is added to the **Other Insurance** Condition and supersedes any provision to the contrary:

**Primary And Noncontributory Insurance**

This insurance is primary to and will not seek contribution from any other insurance available to an additional insured under your policy provided that:

- (1) The additional insured is a Named Insured under such other insurance; and

- (2) You have agreed in writing in a contract or agreement that this insurance would be primary and would not seek contribution from any other insurance available to the additional insured.

**Exhibit C**

**Business Ethics Policy**

**ON FILE**

**Pipe Restoration Solutions, Inc.**  
 128 Sarasota Center Blvd.  
 Sarasota, FL 34240 US  
 +19415443090  
 www.prspipe.com

# Estimate

**ADDRESS**

On Top of the World Condo  
 Assoc. Inc.  
 2069 World Parkway Blvd  
 Clearwater, FL 33763

**SHIP TO**

On Top of the World Condo  
 Assoc. Inc.  
 On Top of The World  
 Clearwater, FL 33763

**ESTIMATE #** 10883

**DATE** 09/10/2024

**ACCOUNT MANAGER**

Dewey Mixon - 941-356-4109 - Dewey@prspipe.com

DESCRIPTION	QTY	RATE	AMOUNT
<p><b>Cleaning</b>            Pipe Restoration Solutions (PRS) proposes to restoratively clean using our mechanical or hydro-jet cleaning process for approximately 100' +/- of 4" PVC sanitary line from clean-out outside, up line under the slab to high-end of the line to remove all scale and debris from the line and provide a video for assurance the line is clean. Once the cleaning is completed, we will provide a link to your "after cleaning" videos and reevaluate the system. PRS proposes to clean 3 cleanouts per day.</p> <p>162 cleanouts right now and vary on number of units/cleanouts per building. This contract will be open ended on number of days depending on the buildings that are scheduled to be cleaned. Also, PRS will need to a minimum of 3 cleanouts per day. This obviously can change due to mother nature or equipment malfunction but will need access to at least 6 units per day.</p> <p>We propose to complete the above scope of work based the below rates. PRS estimates this project be completed within (55-60) days to complete.</p> <p>Cleanout Rate :            \$975.00 / per cleanout (2 units)</p> <p>PRS assumes no liability for any possible damage that could arise due to brittle, deteriorating, or cracked piping that could be uncovered by the hydro-cleaning process. If the pipe is so deteriorated that despite a good faith attempt to line it, it must be conventionally replaced, it will be an extra cost change order. If concrete or drywall access holes are required it will be a change order.</p> <p>TERMS: balance due upon completion of service /Proposal is valid for (30) days.</p> <p>Please contact our office if you have any further questions or would like to schedule an appointment. Thank you again for the opportunity to serve your needs.</p> <p>Dewey Mixon            Pipe Restoration Solutions.            #CGC 1517755 / #CFC 1429221</p>	1	157,950.00	157,950.00
<p><b>CIPP</b>            CIPP Lining - (8) kitchen laterals, approximately 22' each.            Lining rate - up to 22' per liner = \$2,750.00. Additional footage over 22' will be billed at \$125.00, per foot.</p>	8	2,750.00	22,000.00

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*Please note there is a 3.5% processing fee for all credit card transactions.

TOTAL

**\$179,950.00**

Accepted By

Accepted Date

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P.O. Box 17371 | Clearwater, FL 33762  
EF20001376  
Phone 727.523.1843  
Fax 727.523.8595

September 27th, 2024

On Top of The World  
Condo Association  
C/O Parkway M&M Pinellas, LLC.

RE: On Top of The World Bldg. #90  
2220 Spanish Dr./2221 Norwegian Dr.  
Clearwater, FL 33763

### Elevator Recall System Proposal

I am pleased to provide you with the following proposal for the elevator recall system for the above referenced project. Please review the following information carefully and feel free to contact me with any questions or clarifications regarding this proposal.

#### SUMMARY OF SCOPE:

The information contained within this proposal represents our intention to provide an elevator recall system at the facilities described by the bid documents listed below. This proposal is based on Fire Safety Systems Inc "FSSI" supplying all required materials, equipment, and labor to provide the following:  
Provide and install One (1) new elevator recall system at the existing building.

#### Survey

The following items were available to us and have been used for this proposal:

<u>Item</u>	<u>Title</u>	<u>Date</u>
Request for Proposal	Fire Panel and Elevator Recall Phase 2	8/27/24

#### PROPOSED SYSTEM COMPONENTS:

- Furnish & Install (1) Silent Knight 6808 Addressable Intelligent Fire Alarm Control Panel.*
  - Furnish & Install (2) Backup Batteries.*
  - Furnish & Install (12) Silent Knight-SK Minimons- Mini-Monitor Modules.*
  - Furnish & Install (3) Silent Knight- SK Relay Control Modules.*
  - Furnish & Install (5) 302 Series Vertical Mount 135 Deg. Heat Detectors.*
  - Furnish & Install (1) 120v Surge Arrester.*
  - Furnish & Install (1) Napco Starlink Wireless Communicator.*
- Plans, Permit, and P.E. seal cost are included in the price below.  
Installation, and 100% testing of new devices.*

**INSTALLATION:** The installation shall be done by skilled tradesmen working normal business hours and days. Overtime hours required due to the buyer accelerating the construction schedule will be charged as extra work to the buyer.

**LAYOUT OF SYSTEM:** Layout of system to be at FSSI discretion according to NFPA standards and local codes.

#### TERMS AND CONDITIONS

- All work is to be done in strict accordance with applicable NFPA standards and local codes. No work will commence, or equipment ordered until a 35% deposit is received (or purchase order, AIA).

**Project: OTOTW**

**Clearwater Fire Alarm**

<http://www.firesafety-inc.com/>



P.O. Box 17371 | Clearwater, FL 33762

EF20001376

Phone 727.523.1843

Fax 727.523.8595

- Monthly progress payments are to be in accordance with Contract Terms and applicable Schedule of Values. Final invoice will be made at completion and is due with net 15 terms.
- Late Payment Charges: A 1.5% monthly service charge will be applied to all past due accounts.
- All materials and equipment included in this proposal are non-refundable and non-returnable.
- FSSI is not responsible for changes made by AHJ or Plans Review.
- If AHJ requires additional hardware, cable, or devices that attach to our system then FSSI shall perform necessary requests and shall submit these changes on a Time & Material basis.
- Client will be notified in writing before this additional work commences.
- AutoCAD Fire Alarm Plans from registered FPE must be provided prior to shop drawings.
- Pricing does not include overtime, or fast track of installation. Installation will be completed in a timely matter; schedule will be discussed with management and FSSI will do its best to adhere to that schedule.
- Conduit Plan provided by FSSI.
- Class B Wiring is by FSSI.

**TRAINING, WARRANTY & GUARANTEE:** FSSI will furnish all manufacturer's warranties and instructions, as-built drawings, and certificate of final inspection upon completion of work. FSSI will provide a twelve-month guarantee covering defective equipment, materials, and workmanship. The guarantee is to start on the date equipment is placed in service. Once installation is complete a FSSI tech will spend the necessary time with client for proper training. FSSI will provide a Fire Alarm Logbook which will include manuals, drawings, and testing docs. Warranty repairs shall be performed between 8am-4pm, M-FRI, not including holidays. The warranty does not apply if failures are caused by misuse, abuse, accident, vandalism or acts of God.

**TAXES & PERMITS:** This proposal includes applicable sales taxes as well as the cost of a fire alarm permit.

**EXCLUSIONS:** Unless specifically noted, the following are not included:

- Any additional work beyond what is stated in the scope of the proposal.
- Removal of any material - that is not trade related - from proposed project' site.
- Fire Sprinkler Systems.
- Fire alarm manufacturers different than proposed.
- **Complete Fire Alarm Systems or repair/upgrades to existing alarm system.**
- **Duct Detectors.**
- **Monitoring.**
- **Systems such as: Voice-Evac systems, Mass Notification Systems, Security/Surveillance, Card/Door Access systems, Nurse Call Systems, (BDA) Bi-Directional Amplification, or Two-Way Radio Communication systems, etc.**
- **Knox box or its plan/permits.**
- **Class A Wiring.**
- **CO2 monitoring Systems.**
- Unforeseen obstructions.
- Lock Box.
- Electrical supply dedicated electrical for FACP, electrical devices, or electrical wiring.
- Patching, redecorating, painting, preparing for painting, cleaning of equipment, priming, painting of equipment, or covering of devices/appliances.
- Kitchen hood or Ansul systems.
- Prevailing wages; Davis Bacon Act; or Buy American Act.
- After hours, night, or weekend work.

**Project: OTOTW**

**Clearwater Fire Alarm**

<http://www.firesafety-inc.com/>



P.O. Box 17371 | Clearwater, FL 33762  
EF20001376  
Phone 727.523.1843  
Fax 727.523.8595

- Light, water, electrical service, and toilet facilities during construction.
- Insurance requirements above local code or specifications.
- Bid Bond or Performance/Payment bonds (available upon request, add 2.5%).
- 3D or BIM Coordination – Files can be provided for conversion.

**PROPOSAL BASE PRICE** .....\$28,460.00  
**(TWENTY-EIGHT THOUSAND FOUR HUNDRED SIXTY DOLLARS)**

***** Proposal Options:**

- > **Please Add \$720.00 for annual wireless monitoring.**

**NOTE:**

- Fire Safety Systems Inc reserves the right to require final contract documents and all necessary CAD disks needed to draw the fire protection system. No costs for these documents or disks have been included in this quotation. Any such costs will be incurred by the General Contractor.
- All provisions of the AIA Document A401-1997 are hereby incorporated by reference to this agreement.
- Owner Duties: As required by 4A.60.006 Florida Fire Prevention Code, NFPA 25 4-1.2 and NFPA 72 7-1.2, it is the Owner's responsibility to properly maintain the Fire Sprinkler and Fire Alarm System(s). To the fullest extent permitted by law, the Contractor shall indemnify, defend and hold harmless the Subcontractor, his agents and employees, from and against claims, damages, losses and expenses, including but not limited to attorney's fees, arising out of or resulting from all losses caused or contributed to by the Owner's failure to properly Test, inspect, and maintain all fire protection system(s) in accordance with NFPA 25 and NFPA 72.
- **Pricing on this quotation is valid for a period of thirty (30) days from the time the quotation is accepted. Materials purchased for the project after the (30) day period has expired are subject to price adjustments that reflect increases in the current cost of such materials. Such material price adjustments will increase the contract sum and be processed by means of a contract change order. This proposal may be withdrawn by Fire Safety Inc if not accepted within thirty (30) days, or if a contract agreeable to both parties cannot be negotiated.**

Best regards,

*Matthew Mousa*

*Proposal Accepted*

_____  
Sign & Print Name

*Title*

*Date*



P.O. Box 17371 | Clearwater, FL 33762  
EF20001376  
Phone 727.523.1843  
Fax 727.523.8595

September 27th, 2024

On Top of The World  
Condo Association  
C/O Parkway M&M Pinellas, LLC.

RE: On Top of The World Bldg. #92  
2231 Utopian Dr.  
Clearwater, FL 33763

### Elevator Recall System Proposal

I am pleased to provide you with the following proposal for the elevator recall system for the above referenced project. Please review the following information carefully and feel free to contact me with any questions or clarifications regarding this proposal.

#### SUMMARY OF SCOPE:

The information contained within this proposal represents our intention to provide an elevator recall system at the facilities described by the bid documents listed below. This proposal is based on Fire Safety Systems Inc "FSSI" supplying all required materials, equipment, and labor to provide the following:  
Provide and install One (1) new elevator recall system at the existing building.

#### Survey

The following items were available to us and have been used for this proposal:

<u>Item</u>	<u>Title</u>	<u>Date</u>
Request for Proposal	Fire Panel and Elevator Recall Phase 2	8/27/24

#### PROPOSED SYSTEM COMPONENTS:

*Furnish & Install (1) Silent Knight 6808 Addressable Intelligent Fire Alarm Control Panel.*  
*Furnish & Install (2) Backup Batteries.*  
*Furnish & Install (12) Silent Knight-SK Minimons- Mini-Monitor Modules.*  
*Furnish & Install (3) Silent Knight- SK Relay Control Modules.*  
*Furnish & Install (5) 302 Series Vertical Mount 135 Deg. Heat Detectors.*  
*Furnish & Install (1) 120v Surge Arrester.*  
*Furnish & Install (1) Napco Starlink Wireless Communicator.*  
*Plans, Permit, and P.E. seal cost are included in the price below.*  
*Installation, and 100% testing of new devices.*

**INSTALLATION:** The installation shall be done by skilled tradesmen working normal business hours and days. Overtime hours required due to the buyer accelerating the construction schedule will be charged as extra work to the buyer.

**LAYOUT OF SYSTEM:** Layout of system to be at FSSI discretion according to NFPA standards and local codes.

#### TERMS AND CONDITIONS

- All work is to be done in strict accordance with applicable NFPA standards and local codes. No work will commence, or equipment ordered until a 35% deposit is received (or purchase order, AIA).

**Project: OTOTW**  
**Clearwater Fire Alarm**  
<http://www.firesafety-inc.com/>



P.O. Box 17371 | Clearwater, FL 33762  
EF20001376  
Phone 727.523.1843  
Fax 727.523.8595

- Monthly progress payments are to be in accordance with Contract Terms and applicable Schedule of Values. Final invoice will be made at completion and is due with net 15 terms.
- Late Payment Charges: A 1.5% monthly service charge will be applied to all past due accounts.
- All materials and equipment included in this proposal are non-refundable and non-returnable.
- FSSI is not responsible for changes made by AHJ or Plans Review.
- If AHJ requires additional hardware, cable, or devices that attach to our system then FSSI shall perform necessary requests and shall submit these changes on a Time & Material basis.
- Client will be notified in writing before this additional work commences.
- AutoCAD Fire Alarm Plans from registered FPE must be provided prior to shop drawings.
- Pricing does not include overtime, or fast track of installation. Installation will be completed in a timely matter; schedule will be discussed with management and FSSI will do its best to adhere to that schedule.
- Conduit Plan provided by FSSI.
- Class B Wiring is by FSSI.

**TRAINING, WARRANTY & GUARANTEE:** FSSI will furnish all manufacturer's warranties and instructions, as-built drawings, and certificate of final inspection upon completion of work. FSSI will provide a twelve-month guarantee covering defective equipment, materials, and workmanship. The guarantee is to start on the date equipment is placed in service. Once installation is complete a FSSI tech will spend the necessary time with client for proper training. FSSI will provide a Fire Alarm Logbook which will include manuals, drawings, and testing docs. Warranty repairs shall be performed between 8am-4pm, M-FRI, not including holidays. The warranty does not apply if failures are caused by misuse, abuse, accident, vandalism or acts of God.

**TAXES & PERMITS:** This proposal includes applicable sales taxes as well as the cost of a fire alarm permit.

**EXCLUSIONS:** Unless specifically noted, the following are not included:

- Any additional work beyond what is stated in the scope of the proposal.
- Removal of any material - that is not trade related - from proposed project' site.
- Fire Sprinkler Systems.
- Fire alarm manufacturers different than proposed.
- **Complete Fire Alarm Systems or repair/upgrades to existing alarm system.**
- **Duct Detectors.**
- **Monitoring.**
- **Systems such as: Voice-Evac systems, Mass Notification Systems, Security/Surveillance, Card/Door Access systems, Nurse Call Systems, (BDA) Bi-Directional Amplification, or Two-Way Radio Communication systems, etc.**
- **Knox box or its plan/permits.**
- **Class A Wiring.**
- **CO2 monitoring Systems.**
- Unforeseen obstructions.
- Lock Box.
- Electrical supply dedicated electrical for FACP, electrical devices, or electrical wiring.
- Patching, redecorating, painting, preparing for painting, cleaning of equipment, priming, painting of equipment, or covering of devices/appliances.
- Kitchen hood or Ansul systems.
- Prevailing wages; Davis Bacon Act; or Buy American Act.
- After hours, night, or weekend work.



P.O. Box 17371 | Clearwater, FL 33762
EF20001376
Phone 727.523.1843
Fax 727.523.8595

- Light, water, electrical service, and toilet facilities during construction.
• Insurance requirements above local code or specifications.
• Bid Bond or Performance/Payment bonds (available upon request, add 2.5%).
• 3D or BIM Coordination – Files can be provided for conversion.

PROPOSAL BASE PRICE .....\$28,460.00
(TWENTY-EIGHT THOUSAND FOUR HUNDRED SIXTY DOLLARS)

*** Proposal Options:

- > Please Add \$720.00 for annual wireless monitoring.

NOTE:

- Fire Safety Systems Inc reserves the right to require final contract documents and all necessary CAD disks needed to draw the fire protection system. No costs for these documents or disks have been included in this quotation. Any such costs will be incurred by the General Contractor.
• All provisions of the AIA Document A401-1997 are hereby incorporated by reference to this agreement.
• Owner Duties: As required by 4A.60.006 Florida Fire Prevention Code, NFPA 25 4-1.2 and NFPA 72 7-1.2, it is the Owner's responsibility to properly maintain the Fire Sprinkler and Fire Alarm System(s). To the fullest extent permitted by law, the Contractor shall indemnify, defend and hold harmless the Subcontractor, his agents and employees, from and against claims, damages, losses and expenses, including but not limited to attorney's fees, arising out of or resulting from all losses caused or contributed to by the Owner's failure to properly Test, Inspect, and maintain all fire protection system(s) in accordance with NFPA 25 and NFPA 72.
• Pricing on this quotation is valid for a period of thirty (30) days from the time the quotation is accepted. Materials purchased for the project after the (30) day period has expired are subject to price adjustments that reflect increases in the current cost of such materials. Such material price adjustments will increase the contract sum and be processed by means of a contract change order. This proposal may be withdrawn by Fire Safety Inc if not accepted within thirty (30) days, or if a contract agreeable to both parties cannot be negotiated.

Best regards,

Matthew Mousa

Proposal Accepted

Sign & Print Name

Title

Date



P.O. Box 17371 | Clearwater, FL 33762  
EF20001376  
Phone 727.523.1843  
Fax 727.523.8595

September 27th, 2024

On Top of The World  
Condo Association  
C/O Parkway M&M Pinellas, LLC.

RE: On Top of The World Bldg. #96  
2210 Utopian Dr.-East and West Elevators  
Clearwater, FL 33763

**Elevator Recall System Proposal**

I am pleased to provide you with the following proposal for the elevator recall system for the above referenced project. Please review the following information carefully and feel free to contact me with any questions or clarifications regarding this proposal.

**SUMMARY OF SCOPE:**

The information contained within this proposal represents our intention to provide an elevator recall system at the facilities described by the bid documents listed below. This proposal is based on Fire Safety Systems Inc "FSSI" supplying all required materials, equipment, and labor to provide the following:  
Provide and install One (1) new elevator recall system at the East and West Elevators at the existing building.

**Survey**

The following items were available to us and have been used for this proposal:

<u>Item</u>	<u>Title</u>	<u>Date</u>
Request for Proposal	Fire Panel and Elevator Recall Phase 2	8/27/24

**PROPOSED SYSTEM COMPONENTS:**

- Furnish & Install (1) Silent Knight 6808 Addressable Intelligent Fire Alarm Control Panel.***
  - Furnish & Install (2) Backup Batteries.***
  - Furnish & Install (24) Silent Knight-SK Minimons- Mini-Monitor Modules.***
  - Furnish & Install (6) Silent Knight- SK Relay Control Modules.***
  - Furnish & Install (10) 302 Series Vertical Mount 135 Deg. Heat Detectors.***
  - Furnish & Install (1) 120v Surge Arrester.***
  - Furnish & Install (1) Napco Starlink Wireless Communicator.***
- Plans, Permit, and P.E. seal cost are included in the price below.  
Installation, and 100% testing of new devices.***

**INSTALLATION:** The installation shall be done by skilled tradesmen working normal business hours and days. Overtime hours required due to the buyer accelerating the construction schedule will be charged as extra work to the buyer.

**LAYOUT OF SYSTEM:** Layout of system to be at FSSI discretion according to NFPA standards and local codes.

**TERMS AND CONDITIONS**

- All work is to be done in strict accordance with applicable NFPA standards and local codes. No work will commence, or equipment ordered until a 35% deposit is received (or purchase order, AIA).



P.O. Box 17371 | Clearwater, FL 33762  
EF20001376  
Phone 727.523.1843  
Fax 727.523.8595

- Monthly progress payments are to be in accordance with Contract Terms and applicable Schedule of Values. Final invoice will be made at completion and is due with net 15 terms.
- Late Payment Charges: A 1.5% monthly service charge will be applied to all past due accounts.
- All materials and equipment included in this proposal are non-refundable and non-returnable.
- FSSI is not responsible for changes made by AHJ or Plans Review.
- If AHJ requires additional hardware, cable, or devices that attach to our system then FSSI shall perform necessary requests and shall submit these changes on a Time & Material basis.
- Client will be notified in writing before this additional work commences.
- AutoCAD Fire Alarm Plans from registered FPE must be provided prior to shop drawings.
- Pricing does not include overtime, or fast track of installation. Installation will be completed in a timely matter; schedule will be discussed with management and FSSI will do its best to adhere to that schedule.
- Conduit Plan provided by FSSI.
- Class B Wiring is by FSSI.

**TRAINING, WARRANTY & GUARANTEE:** FSSI will furnish all manufacturer's warranties and instructions, as-built drawings, and certificate of final inspection upon completion of work. FSSI will provide a twelve-month guarantee covering defective equipment, materials, and workmanship. The guarantee is to start on the date equipment is placed in service. Once installation is complete a FSSI tech will spend the necessary time with client for proper training. FSSI will provide a Fire Alarm Logbook which will include manuals, drawings, and testing docs. Warranty repairs shall be performed between 8am-4pm, M-FRI, not including holidays. The warranty does not apply if failures are caused by misuse, abuse, accident, vandalism or acts of God.

**TAXES & PERMITS:** This proposal includes applicable sales taxes as well as the cost of a fire alarm permit.

**EXCLUSIONS:** Unless specifically noted, the following are not included:

- Any additional work beyond what is stated in the scope of the proposal.
- Removal of any material - that is not trade related - from proposed project' site.
- Fire Sprinkler Systems.
- Fire alarm manufacturers different than proposed.
- **Complete Fire Alarm Systems or repair/upgrades to existing alarm system.**
- **Duct Detectors.**
- **Monitoring.**
- **Systems such as: Voice-Evac systems, Mass Notification Systems, Security/Surveillance, Card/Door Access systems, Nurse Call Systems, (BDA) Bi-Directional Amplification, or Two-Way Radio Communication systems, etc.**
- **Knox box or its plan/permits.**
- **Class A Wiring.**
- **CO2 monitoring Systems.**
- Unforeseen obstructions.
- Lock Box.
- Electrical supply dedicated electrical for FACP, electrical devices, or electrical wiring.
- Patching, redecorating, painting, preparing for painting, cleaning of equipment, priming, painting of equipment, or covering of devices/appliances.
- Kitchen hood or Ansul systems.
- Prevailing wages; Davis Bacon Act; or Buy American Act.
- After hours, night, or weekend work.



P.O. Box 17371 | Clearwater, FL 33762  
EF20001376  
Phone 727.523.1843  
Fax 727.523.8595

- Light, water, electrical service, and toilet facilities during construction.
- Insurance requirements above local code or specifications.
- Bid Bond or Performance/Payment bonds (available upon request, add 2.5%).
- 3D or BIM Coordination – Files can be provided for conversion.

**PROPOSAL BASE PRICE** .....\$34,777.00  
**(THIRTY-FOUR THOUSAND SEVEN HUNDRED SEVENTY-SEVEN DOLLARS)**

***** Proposal Options:**

- **Please Add \$720.00 for annual wireless monitoring.**

**NOTE:**

- Fire Safety Systems Inc reserves the right to require final contract documents and all necessary CAD disks needed to draw the fire protection system. No costs for these documents or disks have been included in this quotation. Any such costs will be incurred by the General Contractor.
- All provisions of the AIA Document A401-1997 are hereby incorporated by reference to this agreement.
- Owner Duties: As required by 4A.60.006 Florida Fire Prevention Code, NFPA 25 4-1.2 and NFPA 72 7-1.2, it is the Owner's responsibility to properly maintain the Fire Sprinkler and Fire Alarm System(s). To the fullest extent permitted by law, the Contractor shall indemnify, defend and hold harmless the Subcontractor, his agents and employees, from and against claims, damages, losses and expenses, including but not limited to attorney's fees, arising out of or resulting from all losses caused or contributed to by the Owner's failure to properly Test, Inspect, and maintain all fire protection system(s) in accordance with NFPA 25 and NFPA 72.
- **Pricing on this quotation is valid for a period of thirty (30) days from the time the quotation is accepted. Materials purchased for the project after the (30) day period has expired are subject to price adjustments that reflect increases in the current cost of such materials. Such material price adjustments will increase the contract sum and be processed by means of a contract change order. This proposal may be withdrawn by Fire Safety Inc if not accepted within thirty (30) days, or if a contract agreeable to both parties cannot be negotiated.**

Best regards,

*Matthew Mousa*

*Proposal Accepted*

_____ Sign & Print Name

Title _____

Date _____



## **PROVIDING WORLD CLASS SERVICE**

**Tampa • Orlando • Ft. Lauderdale**

October 24, 2024

On Top of The World  
2069 World Pkwy Blvd.  
Clearwater, FL 33763  
Building 90, 92 & 96

Shawn Tobias  
Senior Manager Operations  
Parkway Maintenance & Management Pinellas LLC  
727-799-3270  
Shawn_tobias@parkwayclw.com

### **RE: Fire Alarm panel upgrade for elevator recall**

Thank you for this opportunity and the continued trust in United Fire for your most important projects.

**Pricing Confidentiality:** All pricing, scope of work, clarification/exceptions contained within this proposal shall be considered confidential information. By requesting pricing for the above scope of work, you have agreed to hold such information in strict confidence and not to disclose it to any third parties not listed in this proposal.

**Due to the current volatility in material supply, we would like to inform you that material costs will be reviewed at the time of being contracted for clarity. If there is an increase in material costs, these will be communicated to you and reviewed promptly. Our goal is to ensure transparency and maintain the highest quality of service while adapting to market conditions.**

### **Included in our scope of work:**

#### **Electrical/Interface**

- Electrical installation material (conduit, pull string, back boxes for manual pull stations, smoke detectors, audio/visual devices, etc.), to be provided by the Electrical Contractor.
- Provision and connection to a BACNET, SiteScan or other monitoring type device, if required, is to be provided others.
- Relocate and adjust existing devices with new exposed wire runs. **Design, permit and install work according to the scope of this work identified by field survey and documentation. There were no drawings or engineered plans available for this upgrade. Any work beyond 4 modules per elevator,**

Tampa Branch  
3247 Tech Drive • St. Petersburg, FL 33716 • (727) 471-0860 • Fax (727) 471-0861  
[www.united-fire.com](http://www.united-fire.com)

**(3) new addressable fire alarm panels, (5) heat detectors per elevator, (1) smoke detector per building, conduit, wire and boxes are specifically excluded from our proposal for this work.**

- All work will be performed during regular business hours without delay according to agreed upon schedule only. We have no control of permit timelines.
- If the local AHJ, State Fire Marshal, or Insurance Co., require any additional work outside our scope provided within this proposal, a change order will be incurred for these requested changes.
- Our proposal and design work are based on the drawings and information submitted by the client at the time of this proposal.
- Once contracted it is critical to confirm CAD(.dwg) background drawings and related information immediately to ensure this project is placed on our design schedule promptly without delay. No work shall be scheduled or placed in a queue for design without all the required information.
- The client agrees to provide free access for the duration of the work as necessary for UFP to perform the required scope of work without delay upon arrival at the premises. The client agrees to provide all necessary security credentials for UFP personnel. UFP agrees to abide by all security procedures and policies, or you may elect to provide a Security Escort for all UFP personnel as may be required and for the duration of the scheduled work. Any excessive delays or cumulative delays, will result in a change order for lost time.
- UFP specifically disclaims any liability for any liquidated damages or delay unless such liquidated damages or delay is solely attributable to the direct acts or omissions of UFP.
- Payment by credit card will result in a 3% processing charge per transaction. This amount is not included in the total price.
- Monthly invoices may occur once work has been commenced. Payment terms are net 30. Outstanding invoices may prevent further work from commencing or fire final with AHJ.
- No schedule was provided at the time of bidding.
- No specifications other than on plans, were provided at time of bidding.
- Our design will be identical to the engineered drawings provided. Any upgrades may be a change order if not according to plans provided.
- A full schedule including final inspection to be agreed upon prior to contract execution.

### **Exclusions**

- Express schedule, scheduling labor with short notice including work prior to permit, beyond a single duration, phasing, and multiple startups unless specifically written within scope of work above.
- All elevator programming connection, interconnection and shunt trip breaker to shut down.
- This proposal excludes any modified labor and modified labor rates.
- Grounding of our conduits has not been included.
- Surge protection on the AC Power, Signal Line Circuits (SLC) or Notification Appliance Circuits (NAC) has been excluded but can be added for an additional cost if requested
- All buildout work beyond the contract documents provided.
- Plan revisions after the start of our work.
- Any required changes within the fire alarm panel may be additional.
- Our work relies heavily on engineered fire alarm plans. Any added items beyond code are specifically excluded and are outside the limits of this proposal.
- All per floor added boxes and devices per floor in addition to as described above.
- All cutting, patching, painting, covering and protecting.
- All penetration of walls including fire walls are excluded beyond our limited conduit work.
- Our price is good for 15 days from the date of this proposal.
- Fire caulking and similar sealing of penetrations.
- All rental equipment unless included above.
- All payment and fees beyond the local AHJ.
- Work around or reinstalling our work for other trades for lack of coordination.

- All existing devices and detectors that are existing and/ or included within equipment.
- All work on smoke control equipment and similar equipment.
- All exterior work including porches, overhangs, canopies and breezeways.
- Work beyond the scope of work as identified scope of work above.
- Special markings, signage, paint, tagging, and further identification.
- Special colors, finishes and added back up devices and material.
- Fire watch and temporary protection.
- Permit, plans review and inspection fees and other fees beyond \$500.
- Added permit/ inspection fees for failed inspections not due to our work and/ or scheduling.
- All fees beyond a single local AHJ plans and review.
- All other fire trades beyond the low voltage fire alarm system.
- Delays and fees for occupancy not due to our work.

**Total Cost ..... \$49,255.00 Includes Tax (see breakout below)**

**Building 90 2220 Spanish Drive & 2221 Norwegian Drive ..... \$11,875.00**  
**Building 92 2231 Utopian Drive..... \$11,875.00**  
**Building 96 (East & West Elevators) 2210 Utopian Drive.....\$23,750.00**  
**(3) Buildings 12 months of monitoring..... \$1,755.00**

***Please note:**

**Each building will require a single cellular line. The monitoring for these systems for 12 months is \$585.00 per building or fire alarm panel installed. ((3) individual panels)**  
**Shut trip breakers and interconnection to this device are not included.**  
**Hiring an elevator technician and electrician will be required.**

Thank you for the opportunity to quote on this project. United Fire Protection's employees have over 50 years of experience in the field. We are a state licensed Class I Fire Suppression contractor and Alarm I (EF) Electrical contractor. Special Hazard systems are our business, not just a sideline. United Fire Protection provides the highest level of service, quality, and professionalism. If you have any questions concerning this, or any other project, feel free to call me directly.

Thank you,  
*Mark Sullivan*  
**Mark Sullivan**

**Multimarket Sales**

**MSullivan@united-fire.com**

Cell 727-916-2783

Client approval

United Fire approval

x _____

x _____

Date _____

Date _____

Name _____

Name _____



October 13, 2024

## Proposal and Acceptance

For: ON TOP OF THE WORLD CONDOMINIUM ASSOCIATION

Project Info: Building 74 per RFP_2425OTOWCA.pdf

Contact: Shawn Tobias 727-224-2126

[shawn_tobias@otowfl.com](mailto:shawn_tobias@otowfl.com)

Prepared By: Charles Higdon 352-277-2925

[charlesh.arinc@gmail.com](mailto:charlesh.arinc@gmail.com)

### Proposed scope of to reroof with mechanically fastened 60 mil TPO roof system

- Obtain required Roofing permit
- Contain, remove and dispose of debris @ an EPA approved landfill
- Remove existing BUR down to Steel deck
- Rotten wood and/or steel deck repairs are not included in this proposal. These repairs are billed per change order. See "Wood Addendum" for unit pricing. Structural steel deck and/or Bar joist repairs billed cost plus at 125% of cost.  
ie: Mat+labor+freight+del X 1.25= Steel Repair Total
- Cost to retrofit eave nailer is included.
- Preliminary attach 1.5" PolyISOcyanurate (ISO) rigid insulation board with 2.5" #12 HD fasteners and 3" smooth plates
- *Mechanically fasten 1/4" slope ISO Tapered system to center core elevation-Minimum thickness 2" @ leading edge & 7" at elevator shaft ** DISCOUNT OPTION AVAILABLE*
- Mechanically fasten MH 60 mill TPO Roof system to FPA# 12272.1 system SC-79 specifications. 90.5" laps, 6" OC, #15 EHD screws, & 2.4" barbed seam plates
- Install 1/4" Secure Rok cover board to CCwalls, parapet walls and Elevator shaft
- Fully adhere 60 mill TPO flashing sheets to Parapet walls, CC walls & stairwell towers.
- Shop fabricate and install new coping cap system, attached via exposed fasteners front/rear
- Fabricate and Install 12" stretch TPO clad metal gravel stop over bleed sheet at Rakes.
- Fabricate and Install 6" stretch TPO clad metal Miami Drip over TPO bleed sheet at eaves
- Install new 6" OG gutters with Obdyke style brackets, reusing existing downspouts
- Elevator shaft terminations sealed with termination bar and SM counterflashing.
- Install TPO roof system over elevator shaft cap with clad metal drip edge
- Replace all boots and vents with preformed TPO flashings
- Install 24' of 2 Ply TPO Expansion Joint system over tapered Q panels
- Remove existing scuttle and install Bilco S20 series roof hatch
- Class 7 forklift rental included for duration of project
- **PROPOSAL INCLUDES CUT, DEMOLITION, AND DISPOSAL OF ARCHITECTURAL CONCRETE BALLASTRADE PARAPET DETAIL. BOLT PT 2X8 PINE NAILER FLASH AND INSTALL CUSTOM COPING CAP.**
- Payment terms- 33% Due upon time of Material delivery, 33% due upon 2/3 completion, and remaining 34% due upon walk through.

- Provide 20 year workmanship and material NDL warranty from Mule Hide Building Products

## Mule Hide TPO roof system with 20 year NDL warranty \$388,169.00

**Price quoted is based on todays material pricing and guaranteed for 30 days only*

**ACCESS:** Customer agrees to allow access to the property and realizes that heavy equipment is being used. Contractor agrees to restrict delivery, staging, and installation operations to areas mutually agreed by both parties prior to commencement of the work. Contractor shall not be liable for, without limitation, damage to driveways, sidewalks, lawns, sprinkler systems, gardens, septic systems, and any other structures thereof, during performance of this agreement.

**DAMAGE, ETC:** Should customer become aware of damage to property by Contractor, his agents, or employees during the installation of the roof said damage shall be brought to the attention of the Contractor prior to the time of payment for the roof in question. If Customer fails to notify the Contractor of said damage within 15 working days of completion, then shall waive all rights against Contractor concerning said damage.

**DELAYS, ETC:** Hereby acknowledges that Contractor may be subject to delays occasioned by inclement weather, labor disputes, and material supply shortages which are beyond the control of the Contractor and hereby accepts any delays occasioned by one or all of these circumstances in the installation of his roof. Further, if the acceptor should cancel this agreement after three business days from entering agreement for any reason, acceptor agrees to pay to Contractor 10% of the total contract price.

**PAYMENT CONTRACT:** Customer hereby agrees that if the amounts due and owing hereunder are not paid when due, also shall be liable to pay all costs of cancellation, including, but not limited to, reasonable attorney's fees and costs, which amounts together with all sums due and owing hereunder, shall bare interest of 1.5% per month.

**MEDIATION AND BINDING ARBITRATION:** Contractor, Customer and/or all parties to this agreement hereby waive and release any and all rights to a jury trial under Florida law. All parties hereby agree that any dispute, controversy, or claim arising out of or relating to this Agreement, or breach thereof including tort claims for property damage (collectively as "Legal Claims"), shall be settled first by mediation and then (in the event mediation is unsuccessful) by, and only by, binding arbitration. Both mediation and binding arbitration shall be administered by the American Arbitration Association ("AAA"). If a party's Legal Claims are not resolved (in full or in part) at mediation, then such remaining Legal Claims shall be settled by binding arbitration administered by the AAA before a single arbitrator (who is either Board Certified in construction law or has significant experience in construction law) in accordance with the AAA's Construction Arbitration Rules. Such arbitration shall take place in-person in either Sumter or Hernando County, Florida and judgment on the award rendered by the sole arbitrator shall be entered in any Court having jurisdiction thereof.

**ACCEPTANCE PROPOSAL:** The above prices, specifications and conditions are satisfactory and hereby accepted. The terms and conditions of this proposal, when conflicting with other related documents, shall supersede all other documents, regardless of date of origin, title, or causation. All contracts are subject to management approval.

CUSTOMER SIGNATURE: _____ CONTRACTOR SIGNATURE: _____

### Construction Industries Recovery Fund:

Payment may be available form the construction recovery fund if you lose money on a project performed under contract, where the loss results from specified violations of Florida Law by a State Licensed Contractor. For information about the Recovery Fund and filing a claim, contact the Florida CILB at the following telephone number and address: 850-487-1395, Florida Construction Industry Licensing Board, 1940 N. Monroe Street, Tallahassee, FL 32399.

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**Toll Free: (800) 309-5667 • Fax: (352) 754-8902**  
**www.alansroofinginc.com**

*Restrictions Apply



October 13, 2024

## Proposal and Acceptance

For: ON TOP OF THE WORLD CONDOMINIUM ASSOCIATION

Project Info: Building 74 per RFP_2425OTOWCA.pdf

Contact: Shawn Tobias 727-224-2126 [shawn_tobias@otowfl.com](mailto:shawn_tobias@otowfl.com)

Prepared By: Charles Higdon 352-277-2925 [charlesh.arinc@gmail.com](mailto:charlesh.arinc@gmail.com)

### Proposed scope of to reroof with mechanically fastened 60 mil TPO roof system

- Obtain required Roofing permit
- Contain, remove and dispose of debris @ an EPA approved landfill
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ie: Mat+labor+freight+del X 1.25= Steel Repair Total
- Cost to retrofit eave nailer is included.
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- Install TPO roof system over elevator shaft cap with clad metal drip edge
- Replace all boots and vents with preformed TPO flashings
- Install 24' of 2 Ply TPO Expansion Joint system over tapered Q panels
- Remove existing scuttle and install Bilco S20 series roof hatch
- Class 7 forklift rental included for duration of project
- **DEMOLITION OF ARCHITECTURAL DETAIL NOT INCLUDED.**
- **TO PARAPET LINTEL BOLT PT 2X8 PINE NAILER, FLASH, AND INSTALL CUSTOM COPING CAP AFTER DEMO BY OTHERS**

- Payment terms- 33% Due upon time of Material delivery, 33% due upon 2/3 completion, and remaining 34% due upon walk through.
- Provide 20 year workmanship and material NDL warranty from Mule Hide Building Products

## Mule Hide TPO roof system with 20 year NDL warranty \$333,866.00

**Price quoted is based on today's material pricing and guaranteed for 30 days only*

**ACCESS:** Customer agrees to allow access to the property and realizes that heavy equipment is being used. Contractor agrees to restrict delivery, staging, and installation operations to areas mutually agreed by both parties prior to commencement of the work. Contractor shall not be liable for, without limitation, damage to driveways, sidewalks, lawns, sprinkler systems, gardens, septic systems, and any other structures thereof, during performance of this agreement.

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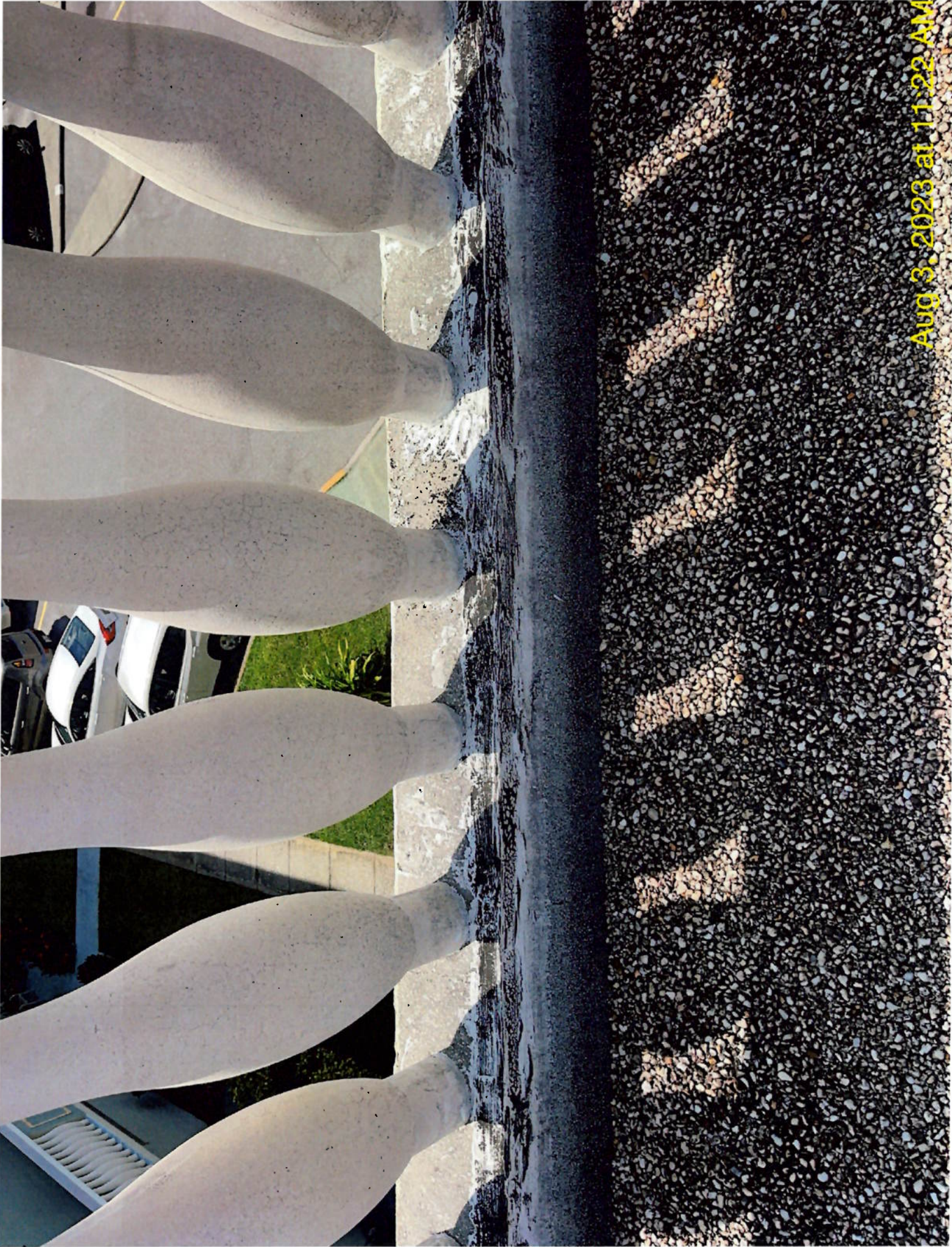
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**Resinctions Apply*



October 13, 2024

## **Proposal and Acceptance**

For: ON TOP OF THE WORLD CONDOMINIUM ASSOCIATION

Project Info: Building 76 per RFP_2425OTOWCA.pdf

Contact: Shawn Tobias

727-224-2126

[shawn_tobias@otowfl.com](mailto:shawn_tobias@otowfl.com)

Prepared By: Charles Higdon

352-277-2925

[charlesh.arinc@gmail.com](mailto:charlesh.arinc@gmail.com)

### **Proposed scope of to reroof with mechanically fastened 60 mil TPO roof system**

- Obtain required Roofing permit
- Contain, remove and dispose of debris @ an EPA approved landfill
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ie: Mat+labor+freight+del X 1.25= Steel Repair Total
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- Remove existing scuttle and install Bilco S20 series roof hatch
- Class 7 forklift rental included for duration of project
- Payment terms- 33% Due upon time of Material delivery, 33% due upon 2/3 completion, and remaining 34% due upon walk through.
- Provide 20 year workmanship and material NDL warranty from Mule Hide Building Products

# Mule Hide TPO roof system with 20 year NDL warranty \$319,148.00

**Price quoted is based on today's material pricing and guaranteed for 30 days only*

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**Toll Free: (800) 309-5667 ♦ Fax: (352) 754-8902**  
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*Restrictions Apply



"Home of the FREE Roof Inspection"

October 13, 2024

## Proposal and Acceptance

For: ON TOP OF THE WORLD CONDOMINIUM ASSOCIATION

Project Info: Building 79 per RFP_2425OTOWCA.pdf

Contact: Shawn Tobias

727-224-2126

[shawn_tobias@otowfl.com](mailto:shawn_tobias@otowfl.com)

Prepared By: Charles Higdon

352-277-2925

[charlesh.arinc@gmail.com](mailto:charlesh.arinc@gmail.com)

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- Install TPO roof system over elevator shaft cap with clad metal drip edge
- Replace all boots and vents with preformed TPO flashings
- Install 50' of Expando Flash EPDM Expansion Joint system over tapered Q panels
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- Provide 20 year workmanship and material NDL warranty from Mule Hide Building Products

# Mule Hide TPO roof system with 20 year NDL warranty \$148,936.000

**Price quoted is based on todays material pricing and guaranteed for 30 days only*

**ACCESS:** Customer agrees to allow access to the property and realizes that heavy equipment is being used. Contractor agrees to restrict delivery, staging, and installation operations to areas mutually agreed by both parties prior to commencement of the work. Contractor shall not be liable for, without limitation, damage to driveways, sidewalks, lawns, sprinkler systems, gardens, septic systems, and any other structures thereof, during performance of this agreement.

**DAMAGE, ETC:** Should customer become aware of damage to property by Contractor, his agents, or employees during the installation of the roof said damage shall be brought to the attention of the Contractor prior to the time of payment for the roof in question. If Customer fails to notify the Contractor of said damage within 15 working days of completion, then shall waive all rights against Contractor concerning said damage.

**DELAYS, ETC:** Hereby acknowledges that Contractor may be subject to delays occasioned by inclement weather, labor disputes, and material supply shortages which are beyond the control of the Contractor and hereby accepts any delays occasioned by one or all of these circumstances in the installation of his roof. Further, if the acceptor should cancel this agreement after three business days from entering agreement for any reason, acceptor agrees to pay to Contractor 10% of the total contract price.

**PAYMENT CONTRACT:** Customer hereby agrees that if the amounts due and owing hereunder are not paid when due, also shall be liable to pay all costs of cancellation, including, but not limited to, reasonable attorney's fees and costs, which amounts together with all sums due and owing hereunder, shall bear interest of 1.5% per month.

**MEDIATION AND BINDING ARBITRATION:** Contractor, Customer and/or all parties to this agreement hereby waive and release any and all rights to a jury trial under Florida law. All parties hereby agree that any dispute, controversy, or claim arising out of or relating to this Agreement, or breach thereof including tort claims for property damage (collectively as "Legal Claims"), shall be settled first by mediation and then (in the event mediation is unsuccessful) by, and only by, binding arbitration. Both mediation and binding arbitration shall be administered by the American Arbitration Association ("AAA"). If a party's Legal Claims are not resolved (in full or in part) at mediation, then such remaining Legal Claims shall be settled by binding arbitration administered by the AAA before a single arbitrator (who is either Board Certified in construction law or has significant experience in construction law) in accordance with the AAA's Construction Arbitration Rules. Such arbitration shall take place in-person in either Sumter or Hernando County, Florida and judgment on the award rendered by the sole arbitrator shall be entered in any Court having jurisdiction thereof.

**ACCEPTANCE PROPOSAL:** The above prices, specifications and conditions are satisfactory and hereby accepted. The terms and conditions of this proposal, when conflicting with other related documents, shall supersede all other documents, regardless of date of origin, title, or causation. All contracts are subject to management approval.

**CUSTOMER SIGNATURE:** _____ **CONTRACTOR SIGNATURE:** _____

## Construction Industries Recovery Fund:

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**www.alansroofinginc.com**  
*Restrictions Apply



"Home of the FREE Roof Inspection"™

October 13, 2024

## Proposal and Acceptance

For: ON TOP OF THE WORLD CONDOMINIUM ASSOCIATION

Project Info: Building 86 per RFP_2425OTOWCA.pdf

Contact: Shawn Tobias 727-224-2126 [shawn_tobias@otowfl.com](mailto:shawn_tobias@otowfl.com)

Prepared By: Charles Higdon 352-277-2925 [charlesh.arinc@gmail.com](mailto:charlesh.arinc@gmail.com)

### Proposed scope of to reroof with mechanically fastened 60 mil TPO roof system

- Obtain required Roofing permit
- Contain, remove and dispose of debris @ an EPA approved landfill
- Remove existing BUR down to Steel deck
- Rotten wood and/or steel deck repairs are not included in this proposal. These repairs are billed per change order. See "Wood Addendum" for unit pricing. Structural steel deck and/or Bar joist repairs billed cost plus at 125% of cost.  
ie: Mat+labor+freight+del X 1.25= Steel Repair Total
- Cost to retrofit eave nailer is included.
- Preliminary attach 1.5" PolyISOcyanurate (ISO) rigid insulation board with 2.5" #12 HD fasteners and 3" smooth plates
- *Mechanically fasten 1/4" slope ISO Tapered system to center core elevation-Minimum thickness 2" @ leading edge & 7" at elevator shaft ** DISCOUNT OPTION AVAILABLE*
- Mechanically fasten MH 60 mill TPO Roof system to FPA# 12272.1 system SC-79 specifications. 90.5" laps, 6" OC, #15 EHD screws, & 2.4" barbed seam plates
- Install 1/4" Secure Rok cover board to CCwalls, parapet walls and Elevator shaft
- Fully adhere 60 mill TPO flashing sheets to Parapet walls, CC walls & stairwell towers.
- Shop fabricate and install new coping cap system, attached via exposed fasteners front/rear
- Fabricate and Install 12" stretch TPO clad metal gravel stop over bleed sheet at Rakes.
- Fabricate and Install 6" stretch TPO clad metal Miami Drip over TPO bleed sheet at eaves
- Install new 6" OG gutters with Obdyke style brackets, reusing existing downspouts
- Elevator shaft terminations sealed with termination bar and SM counterflashing.
- Install TPO roof system over elevator shaft cap with clad metal drip edge
- Replace all boots and vents with preformed TPO flashings
- Install 24' of 2 Ply TPO Expansion Joint system over tapered Q panels
- Remove existing scuttle and install Bilco S20 series roof hatch
- Class 7 forklift rental included for duration of project
- Payment terms- 33% Due upon time of Material delivery, 33% due upon 2/3 completion, and remaining 34% due upon walk through.
- Provide 20 year workmanship and material NDL warranty from Mule Hide Building Products

# Mule Hide TPO roof system with 20 year NDL warranty \$313,228.00

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For: ON TOP OF THE WORLD CONDOMINIUM ASSOCIATION

Project Info: Building 88 per RFP_2425OTOWCA.pdf

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Prepared By: Charles Higdon 352-277-2925 [charlesh.arinc@gmail.com](mailto:charlesh.arinc@gmail.com)

### Proposed scope of to reroof with mechanically fastened 60 mil TPO roof system

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# Mule Hide TPO roof system with 20 year NDL warranty \$321,447

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**ADL Aluminum, Inc.**  
2101 34TH WAY, UNIT A  
LARGO, FL 33771  
(727) 531-7176  
david@adlaluminum.com  
www.adlaluminum.com

# Estimate

## ADDRESS

On Top of the World Condominium  
Assoc. , Inc.  
2069 World Parkway blvd. E  
Clearwater, FL 33763

**ESTIMATE #** 10301

**DATE** 11/04/2024

DESCRIPTION	QTY	RATE	AMOUNT
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Bldg. #55 U2  
NEW 36" HIGH SINGLE LINE HANDRAILS

### One SINGLE LINE HANDRAILS

Single line handrail to be made from 1 1/4" schedule 40 aluminum pipe, custom bent, welded and powder coated.

Paint coating to be Sherwin Williams Super Durable powder coat paint.

Color to be WHITE.

Core drill installation method.

Guardrail to be secured to concrete substrate with Hard-Rok a non porous non shrinking anchoring cement specifically designed for this application.

1 - 14.5 LF single line handrail as described above	1	1,350.00	1,350.00
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Price includes all measuring, material's, fabrication drawings, fabrication, powder coating, logistics, mobilization and installation.

Price does not include engineering or permit

SUBTOTAL	1,350.00
TAX	0.00
<b>TOTAL</b>	<b>\$1,350.00</b>

Accepted By

Accepted Date