

# Modernization Proposal



## Paradise Harbor Condo

January 17, 2025

Purchaser: Paradise Harbor Condominiums	Location: Paradise Harbor Condo
Address: 300 Golden Isles Dr Hallandale Beach, FL 33009-5892	Address: 300 Golden Isles Dr Hallandale Beach, FL 33009-5892

TK Elevator Corporation (hereinafter "TK Elevator") is dedicated to delivering Paradise Harbor Condominiums (hereinafter "Purchaser") the safest, highest quality vertical transportation solutions. I am pleased to present this customized Proposal (the "Proposal") in the amount of **\$145,412.21** inclusive of all applicable sales and use taxes to modernize the elevator equipment described in the pages that follow at the above-referenced location.

Our modernization package is engineered specifically for your elevator system and will include the elevator mechanical and electrical components being replaced, refurbished or retained.

### Benefits of Modernization include:

- Increased durability and reliability
- Improved fire and life safety features
- Decreased waiting times
- Reduced energy consumption
- Reduced operational cost
- Reduced troubleshooting time

This Proposal shall remain in effect for the next thirty (30) days unless it is revoked earlier by TK Elevator in writing. The price above is subject to escalation - even after Purchaser's acceptance of this Proposal - under certain circumstances including TK Elevator being subjected to increased charges by its suppliers for any of the applicable materials and/or components due to supply chain issues; the imposition of new or increased taxes, tariffs, or other charges imposed by applicable governmental authorities; TK Elevator being subjected to increased charges from its shippers and/or freight forwarders; any material called for in this Proposal being released into production more than 6 months following the written acceptance of this Proposal; or any work described in this Proposal is not completed by December 31, 2024.

In the event you have any questions regarding the content of this Proposal, please do not hesitate to contact me. We appreciate your consideration.

Sincerely,

Zachary Denson  
Account Manager  
zachary.denson@tkelevator.com  
+1 954 2547190

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## SCOPE OF WORK

**Grouping Name: 1**

Equipment Type: Hydraulic

Speed: 100 fpm

3 Stops (3 Front /0 Rear)

Capacity: 1500 lbs.

## Units Included

Building Address	Nickname	TKE Serial #
Paradise Harbor Condo	1	US205398

## Description of Work

### Controller

- Remote BCC and Separate Machine Room Wiring for 2019 Code
- Two-way Communication Machine Room Equipment (Primary Box)
- TAC 32 Controller (Includes Options listed below)
  - 24 VDC Signal Voltage
  - Auto Light and Fan Feature
  - Car Independent Service
  - Car Traveling Lantern Circuitry
  - Door Bypass Operation
  - Electronic Door Detector Interface
  - Hoistway Access and Enable
  - THY Board
- Solid State Starters (6 or 12 leads) 230 VAC
- Battery Lowering in Controller
- eMax Monitoring Device Provisions

### Power Unit

- 5 gallon drum of Biodegradable oil (Citgo NZ)
- 55 gallon drum of Biodegradable oil (Citgo NZ)
- EP-60 Power Unit (Submersible)
- 2" Shutoff Valve Kit (Pump)

### Jack

- Packing
- Pipe Stands

### Car

- Omega Guide Shoes w/ mounting plates (Dover/tkE rails only) for non-Twin Post
- Crosshead data tag (for existing car slings)
- 21" Toe guard
- Fan: Two Speed
- Car Top Exit Switch

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- Two-way Communication Camera (dome), Ethernet Extender (kit), & Battery Backup
- Cab Wiring Material (200MK1)
- Car Top Inspection Station (Stand Alone)

## **Hoistway**

- HN Boxes (per each 2 cars, grouped)
- Base Wiring Package for 2019 Code
- Selector and magnets (terminal limits included) Existing Steel Tape to be reused
- TAC 32 Field Friendly Wiring Package Includes single traveling cable, hoistway wiring, interlock wiring, interlock connectors, and serial wiring.

## **Pit**

- 2" Shutoff Valve Kit (Pit)
- Pit Stop Switch
- Pit Ladder 12" Wide

## **Cab**

### **Door Equipment**

- Door Operator
- Hoistway doors with Sight Guards, Gibs & Escutcheons as needed (SSSS, #4 S/S (441)) Front
- Micro Light 3D 2019 (Front)
- 3D Cabsafe Components Package (Front)

### **Car Fixtures**

- Smart Rescue Phone 5 Standalone
- Main Car Station Includes Options Below
  - Applied Panel
- Vandal Resistant Floor Buttons
- Panel Screws
- Debranded Car Station (No Logo)
- Cast Braille Plates for Car Features
- Standard Key Switch Package
  - Fan
  - Light
  - Independent
  - Stop
  - Inspection/Hoistway Enable)
- Emergency Light mounted in COP
- 2004 and later Fire Service Phase II Features (includes instructions signage)
- Handicap Signal (Passing signal)
- Two-way Communication Position Indicator
- ADA Phone System integral with COP (Rath)
- Speaker Pattern for Intercom System/ADA Phone
- No Smoking (Verbiage Engraved on COP)
- Locked Service Cabinet
- Certificate Window

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- Default Engravings
- GFI Outlet
- #4 Stainless Steel Finish (441)
- Emergency Light Test Button/Keyswitch
- TAC Serial Boards (Main)
- Car Riding Lantern (Standard) #4 S/S (441)

## Hall Fixtures

- Serial Boards for Hoistway Access
- Serial Boards for Hall Lanterns/PI's
- Fire Service Phase I Key Switch
- Fire Service Phase I Engraved Instructions
- Hoistway Access Switch (in Hall Station)
- Horizontal Fusion Combo (HL and Digital HPI) (Standard) White Up/Down LED's #4 S/S (304)
- Hoistway Jamb Braille (Pair of Standard) (# of Floors)
- Terminal Hall Stations (Surface Mounted) with
  - Appendix O (Polycarbonate insert flame)
  - Fusion (#4 S/S (304))
- 2009 & 2010 Elevator Communications Failure add
- Serial Boards for Front Risers
- TAC Serial Boards, Base Charge
- Terminal Hall Stations (Surface Mounted) with
  - Appendix O (Polycarbonate insert flame)
  - Fusion (#4 S/S (304))
- Intermediate Hall Stations (Surface Mounted) with
  - Appendix O (Polycarbonate insert flame)
  - Fusion (#4 S/S (304))

The following items will be completed by third party labor or suppliers through the coordination of TK :

Smoke Sensors or Fire System or Alarm -  
Electrical -  
HVAC -  
Cab Vendor - Burca

## Value Engineering Opportunities & Alternates

*(Initial next to the option below to indicate acceptance)*

### 1. Key Tasks and Approximate Lead Times

Key Tasks to be performed to be performed by Purchaser prior to equipment fabrication:

- a. Execution of this Proposal
- b. Payment for pre-production and engineering
- c. Approval of layout (if applicable)
- d. Execution of TK Elevator's Material Release Form

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## Approximate Durations/Lead Times

Contract execution (can run concurrently with layout drawing package preparation and approval)	Varies
Survey and Order of Materials (additional time required for cab, signal, entrance preparation and approval, if applicable)	4 - 6 Weeks
Fabrication time (from receipt of all approvals, fully executed contract, Material Release Form and initial progress payment)	16 Weeks
Modernization of elevator system (Per Unit): (Upon completion of all required preparatory work by others)	4 - 6 Weeks

The durations or lead times listed above are strictly approximations that can vary due to factors both within and outside of TK Elevator's control, are subject to change without notice to Purchaser and shall not be binding on TK Elevator.

## 2. Payment Terms

25% of the price set forth in this Proposal as modified by options selected from the section entitled "Value Engineering Opportunities & Alternates" (if applicable) will be due and payable as an initial progress payment within 30 days from TK Elevator's receipt of a fully executed copy of this Proposal. This initial progress payment will be applied to project management, permits, engineering and shop drawings, submittals, and drilling mobilizations (if required). The material will not be ordered until this payment is received, and the parties have both executed this Proposal and the Material Release Form.

25% of the price set forth in this Proposal as modified by options selected from the section entitled "Value Engineering Opportunities & Alternates" (if applicable) shall be due and payable when the material described above has been furnished. Material is considered furnished when it has been received at the jobsite or TK Elevator staging facility. Supporting documentation of materials stored shall be limited to stored materials certificates of insurance and bills of lading. Receipt of this payment is required prior to mobilization of labor.

50% of the price set forth in this Proposal shall be made as progress payments throughout the life of the project. In the event TK Elevator fails to receive payment within thirty (30) days of the date of a corresponding invoice, TK Elevator reserves the right to demobilize until such a time that the payments have been brought up to date, and TK Elevator has the available manpower.

It is agreed that there will be no withholding of retainage from any billing and by the customer from any payment.

The payment terms breakdown above shall be considered the Schedule of Values for the project as written. Billing shall be submitted on or before the 25th day of the month according to the payment schedule above and accompanied by a form of G702-703 pay application/schedule of values and a conditional waiver, the format of which is hereby acknowledged and accepted.

The use of online Portals for the submission of billing shall follow the terms of the Proposal and Customer agrees to permit billing in accordance with the executed contract terms. Portal access and usage is to be provided free of

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additional charge to TK Elevator and any additional cost for such use is to be reimbursed to TK Elevator via a reimbursable change order immediately upon acceptance.

Purchaser agrees that TK Elevator shall have no obligation to complete any steps necessary to provide Purchaser with full use and operation of the installed equipment until such time as TK Elevator has been paid 100% both of the price reflected in this Proposal and for any other work performed by TK Elevator or its subcontractors in furtherance of this Proposal. Purchaser agrees to waive any and all claims to the turnover and/or use of that equipment until such time as those amounts are paid in full.

Proposal price:		\$145,412.21
Initial progress payment:	(25%)	\$36,353.05
Material furnished:	(25%)	\$36,353.05
Total of remaining progress payments:	(50%)	\$72,706.11

Any work that Purchaser may require prior to turnover of the equipment that is outside of the scope described in this Proposal - other than Temporary Use as described below - will be performed only after the full execution of a mutually agreeable change order and only at the following rates:

Mechanic (Standard) per hour	\$289.00
Mechanic (OT) per hour	\$475.00
Team (Standard) per hour	\$520.00
Team (OT) per hour	\$855.00

Rates are not inclusive of any per diem, mileage or other expenses which may be dependent on jobsite location.

### 3. Warranty

TK Elevator warrants any equipment it installs as described in this Proposal against defects in material and workmanship for a period of one (1) year from the date of Purchaser's execution of TK Elevator's "Final Acceptance Form" on the express conditions that all payments made under this Proposal and any mutually agreed-to change orders have been made in full and that such equipment is currently being serviced by TK Elevator. In the event that TK Elevator's work is delayed for a period greater than six (6) months, the warranty shall be reduced by the amount of the delay. This warranty is in lieu of any other warranty or liability for defects. TK Elevator makes no warranty of merchantability and no warranties which extend beyond the description in this Proposal, nor are there any other warranties, expressed or implied, by operation of law or otherwise. Like any piece of fine machinery, the equipment described in this Proposal should be periodically inspected, lubricated, and adjusted by competent personnel. This warranty is not intended to supplant normal maintenance service and shall not be construed to mean that TK Elevator will provide free service for periodic examination, lubrication, or adjustment, nor will TK Elevator correct, without a charge, breakage, maladjustments, or other trouble arising from normal wear and tear or abuse, misuse, improper or inadequate maintenance, or any other causes other than defective material or workmanship. In order to make a warranty claim, Purchaser must give TK Elevator prompt written notice at the address listed on the cover page

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of this Proposal and provided all payments due under the terms of this Proposal and any mutually agreed to written change orders have been made in full, TK Elevator shall, at its own expense, correct any proven defect by repair or replacement. TK Elevator will not, under any circumstances, reimburse Purchaser for cost of work done by others, nor shall TK Elevator be responsible for the performance of any equipment that has been the subject of service, repair, replacement, revisions or alterations by others. If there is more than one (1) unit which is the subject of work described in this Proposal, this section shall apply separately to each unit as accepted.

## **4. Preventative Maintenance Program**

This Proposal does not include any maintenance, service, repair or replacement of the equipment or any other work not expressly described herein. TK Elevator may submit a separate proposal to Purchaser covering the maintenance and repair of this equipment to be supplied to Purchaser at an additional cost. In the event the Purchaser and TK Elevator have a new or existing maintenance Agreement in effect at the time of the acceptance of this proposal and/or during the scope of this work, the terms of the Agreement shall remain in full force and effect throughout the performance of this scope of work and continue throughout the duration of the stated term in that Agreement.

## **5. Work Not Included**

There are certain items that are not included in this Proposal, many of which must be completed by Purchaser prior to and as a condition precedent to TK Elevator's performance of its work as described in this Proposal. In order to ensure a successful completion of this project, it shall be solely Purchaser's responsibility to coordinate its own completion of those items with TK Elevator. The following is a list of those items that are not included in this Proposal:

### **A. Hoistways and Equipment Rooms**

1. Purchaser shall provide the following:
  - a. A dry legal hoistway, properly framed and enclosed, and including a pit of proper depth and overhead. This is to include steel safety beam, inspection or access platforms, access doors, sump pump, lights, waterproofing and venting as required; dewatering of pit(s) and required permanent screening/
  - b. A dry legal machine/control room, with clear rollable access adequate for the elevator equipment, including floors, trap doors, properly sized legal machine room doors, gratings, machine room or roof access platforms, roof/loading protection, ladders, railings, foundations, all hoist beams, lighting, ventilation sized per the TK Elevator shop drawings and/or code requirements. Purchaser must maintain machine/control room (or machine/control space within the shaft for MRL equipment) temperature between 55 and 90 degrees Fahrenheit, with relative humidity less than 95% non-condensing at all times.
  - c. Adequate bracing of entrance frames to prevent distortion during wall construction.
  - d. All grouting, fire caulking, cutting, x-ray and removal of walls and floors, patching, coring, setting of sleeves/knockouts, penetrations and painting (except as specified) and removal of obstructions required for elevator work; along with all proper trenching and backfilling for any underground piping and/or conduit.
  - e. All labor and materials necessary to support the full width of the hoistway at each landing for anchoring or welding TK Elevator sill supports, steel angles, sill recesses;
  - f. The furnishing, installing and maintaining of the required fire rating of elevator hoistway walls, including the penetration of firewall by elevator fixture boxes;
  - g. Ensuring that the elevator hoistways and pits are dewatered, cleaned and properly waterproofed;

### **B. Electrical and Life Safety:**

1. Purchaser shall provide a dedicated, analog telephone or data line to the elevator telephone or communication

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device; one additional data line per group of elevators for diagnostic capability wired to designated controller; This Proposal includes the installation of an in-car emergency elevator communication system for the benefit of the deaf, hard of hearing and speech impaired (the "Multimedia Equipment") in accordance with the current applicable requirements of both the International Building Code and ASME A17.1. Purchaser shall provide one permanent 110V 20 amp circuit with all piping and wiring to controller for the emergency elevator communication system. This Proposal does not, however, include the monitoring of any communications to and from that Multimedia Equipment and Purchaser (and any end user of the units) expressly acknowledge that it is solely their responsibility to ensure that any and all such communications are appropriately monitored in accordance with all applicable rules, codes, statutes and/or laws as a condition precedent to turnover of the units including but not limited to a modem and internet connection and a minimum of four (4) hours of battery backup for all communications.

## 2. Purchaser shall provide the following:

- a. suitable connections from the power main to each controller and signal equipment feeders as required, including necessary circuit breakers and fused mainline disconnect switches per N.E.C. prior to installation. Suitable power supply capable of operating the new elevator equipment under all conditions;
- b. piping and wiring to controller for mainline power, car lighting, and any other building systems that interface with the elevator controls per N.E.C. Articles 620-22 and 620-51;
- c. any required hoistway / wellway, machine room, pit lighting and/or 110v service outlets;
- d. conduit and wiring for remote panels to the elevator machine room(s) and between panels. Remote panels required by local jurisdictions are not included in this proposal;
- e. a bonded ground wire, properly sized, from the elevator controller(s) to the primary building ground; and all remote wiring to the outside alarm bell as requested by all applicable code provisions;
- f. installed sprinklers, smoke/heat detectors on each floor, machine room and hoistways / wellways, shunt trip devices (not self-resetting) and access panels as may be required as well as normally open dry contacts for smoke/heat sensors, which shall be terminated by Purchaser at a properly marked terminal in the elevator controller;
- g. a means to automatically disconnect the main line and the emergency power supply to the elevator prior to the application of water in the elevator machine room that shall not be self-resetting;
- h. emergency power supply including automatic time delay transfer switch and auxiliary contacts with wiring to the designated elevator controller and along with electrical cross connections between elevator machine rooms for emergency power purposes;
- i. the following emergency power provisions are not included: interface in controller, pre-testing and testing, emergency power keyswitches;
- j. emergency power operation is included as part of the design of the elevator control system and based on each car in the group only, to properly sequence, one at a time to the programmed landing, and park. The design requires that the generator, transfer switch, and related circuitry are sufficient to run this function or any other function for any building other system that is associated with this project. In the event that the generator, transfer switch, and related circuitry are not sufficient, TK Elevator will provide Purchaser with a written change order for Purchaser's execution.
- k. a dry set of contacts which close 20 seconds prior to the transfer from normal power to emergency power or from emergency power to normal power whether in test mode or normal operating conditions in the event that an emergency power supply will be provided for the elevator;
- l. confirmation that the emergency standby power generator and/or building can accept the power generated to and from the elevator during both Hi-Speed and Deceleration. In cases where the generator and/or building load is not electrically sized to handle the power return from the regen drive, additional separate chopper and resistor

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units are available for purchase but not included in this proposal. The additional chopper and resistor units allow regenerated power to be dissipated in the resistor bank and not sent back into the building grid.

## **C. Miscellaneous:**

1. Purchaser shall provide all work relating to the finished cab flooring including, but not limited to, the provision of materials and its installation to comply with all applicable codes;
2. Hydraulic jack replacement:
  - a. the excavation of the elevator cylinder well hole in the event drilling is necessary through soil that is not free from rock, sand, water, building construction members and obstructions. Should obstructions be encountered, TK Elevator will proceed only after written authorization has been received from the Purchaser. The contract price shall be increased by the amount of additional labor at TK Elevator's standard labor rates as per the local office along with any additional expenses and materials required;
  - b. adequate ingress and egress, including ramping, for rail-mounted or truck-mounted drill rig;
  - c. Purchaser is responsible for pumping truck contractor to remove and dispose of spoils from the site. In the event that unforeseen and unfavorable below ground conditions are encountered, including but not limited to concrete around the cylinder, construction debris, adverse water and/or soil conditions, erosion, cavitations, oil contamination, or circumstances necessitating increased hole depth, etc., which require the employment of specialized contractors, TK Elevator shall immediately advise the Purchaser and costs will be extra to the contract;
  - d. in ground protection systems other than TK Elevator's standard HDPE or PVC protection system with bottomless corrugated steel casing;
  - e. any required trenching and backfilling for underground piping or casings, and conduit as well as any compaction, grouting, and waterproofing of block-out;
  - f. engineering, provision and installation of methane barriers or coordination/access;
  - g. access to 2" pressurized water supply within 100'-0" of the jack hole location;
  - h. a safe, accessible storage area for placement of D.O.T. 55 gallon containers for the purpose of spoils containment; obtaining of local environmental or disposal permits
  - i. any spoils or water testing;

## **6. Working Hours, Logistics and Mobilization**

- a. All work described in this Proposal shall be performed during TK Elevator's regular working days – defined as Monday thru Friday and excluding IUEC recognized holidays – and regular working hours – defined as those hours regularly worked by TK Elevator modernization mechanics at the TK Elevator branch office that will provide labor associated with the performance of the work described in this Proposal - unless otherwise specified and agreed to in writing by both TK Elevator and Purchaser (hereinafter TK Elevator's regular working days and regular working hours shall be collectively defined as "normal working hours"). TK Elevator shall be provided with uninterrupted access to the elevator hoistway and machine room areas to perform work during normal working hours.
- b. Purchaser shall provide on-site parking to all TK Elevator personnel at no additional cost to TK Elevator.
- c. Purchaser shall provide traffic control, lane closures, permits and flagmen to allow suitable access/unload of tractor trailer(s).
- d. Purchaser agrees to provide unobstructed tractor-trailer access and roll-able access from the unloading area to the elevator or escalator hoistways or wellways (as applicable).
- e. Purchaser will be required to sign off on the Material Release Form, which will indicate the requested delivery date of equipment to the site. If Purchaser is not ready to accept delivery of the equipment within ten (10) business days of the agreed upon date, Purchaser will immediately make payments due for equipment and

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designate an area adjacent to the elevator shaft where Purchaser will accept delivery. If Purchaser fails to provide this location or a mutually agreeable alternative, TK Elevator is authorized to warehouse the equipment at the TK Elevator warehouse or designated distribution facility at Purchaser's risk and expense. Purchaser shall reimburse TK Elevator for all costs due to extra handling and warehousing. Storage beyond ten (10) business days will be assessed at a rate of \$100.00 per calendar day for each unit listed in this Proposal, which covers storage and insurance of the elevator equipment and is payable prior to delivery.

f. Purchaser agrees to provide a dry and secure area adjacent to the hoistway(s) at the ground level for storage of the elevator equipment and tools within ten (10) business days from receipt at the local TK Elevator warehouse. Any warranties provided by TK Elevator for vertical transportation equipment will become null and void if equipment is stored in any manner other than a dry, enclosed building structure. Any relocation of the equipment as directed by Purchaser after initial delivery will be at Purchaser's expense.

g. TK Elevator includes one mobilization to the jobsite. A mobilization fee of \$5,000.00 per crew per occurrence will be charged for pulling off the job or for any delays caused by others once material has been delivered and TK Elevator's work has commenced.

h. Access for this project shall be free and clear of any obstructions. A forklift for unloading and staging material shall also be provided by Purchaser at no additional cost.

i. Purchaser shall provide an on-site dumpster. TK Elevator will be responsible for cleanup of elevator/ escalator packaging material; however, composite cleanup participation is not included in this Proposal.

j. The hiring of a disposal company which MUST be discussed prior to any material being ordered or work being scheduled. TK Elevator will provide environmental services ONLY if this is specifically included under the "Scope of Work" section above. TK Elevator assumes no responsibility and/or liability in any way whatsoever for spoils or other contamination that may be present as a result of the cylinder breach and/or other conditions present on the work site.

k. One or more of the units described in this Proposal will be out of service and unavailable to move passengers and/or property during entire duration of the performance of the work described in this Proposal until re-certified by the applicable authority(ies) having jurisdiction and in good standing with payment schedules.

l. If site specific rules and regulations classify the elevator pit as confined space, elevator pits will need to reclassify a permit-required space to a non-permit required space prior to mobilization.

## 7. Temporary Use, Inspection and Turnover

a. Unless required by specification, TK Elevator will not provide for "temporary use" of the elevator(s) described in this Proposal prior to completion and acceptance of the complete installation. Temporary use shall be agreed to via a change order to this Proposal which shall require Purchaser's execution of TK Elevator's standard Temporary Use Agreement. Cost for temporary use of an elevator shall be \$200.00 per calendar day per hydraulic elevator and \$250.00 per calendar day for each traction elevator for rental use only, excluding personnel to operate. All labor and parts, including callbacks required during the temporary use period will be billed at TK Elevator's standard local billing rates. In the event that an elevator must be provided for temporary use, TK Elevator will require 30 days to perform final adjustments and re-inspection after the elevator has been returned to TK Elevator with all protection, intercoms and temporary signage removed. This duration does not include any provisions for finish work or for repairs of same, which shall be addressed on a project-by-project basis. Cost for preparation of controls for temporary use, refurbishment due to normal wear and tear, readjustment and re-inspection is \$5,000.00 per elevator up to 10 floors. For projects above 10 stops, an additional cost of \$1,500.00 / 10 floors shall apply. These costs are based on work performed during normal working hours. Temporary use excludes vandalism or misuse. Any required signage, communication devices, elevator operators, and protection are not included while temporary use is being provided. All overtime premiums for repairs during the temporary use period will be billed at TK Elevator's local service billing rates.

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- b. The Proposal price set forth above includes one (1) inspection per unit by the applicable authority having jurisdiction if required by the government of the locality where the equipment is located. In the event the equipment fails that inspection due to no fault of TK Elevator, TK Elevator will charge Purchaser for both the cost of each re-inspection which shall be \$1,500.00 and a remobilization fee which shall be \$5,000.00 via change order prior to scheduling a re-inspection.
- c. Upon notice from TK Elevator that the installation and/or modernization of the equipment is complete, Purchaser will arrange to have present at the jobsite a person authorized to make the final inspection and to execute TK Elevator's "Final Acceptance Form." The date and time that such person will be present at the site shall be mutually agreed upon but shall not be more than ten (10) business days after the date of TK Elevator's notice of completion to Purchaser unless both TK Elevator and Purchaser agree to an extension of that ten (10) day period in writing. Such final inspection and execution of TK Elevator's "Final Acceptance Form" shall not be unreasonably delayed or withheld.
- d. Should the Purchaser or the local authority having jurisdiction require TK Elevator's presence at the inspection of equipment installed by others in conjunction with the work described in this Proposal, Purchaser agrees to compensate TK Elevator for its time at TK Elevator's current billing rate as posted at its local office.
- e. At the conclusion of its work, TK Elevator will remove all equipment and unused or removed materials from the project site and leave its work area in a condition that, in TK Elevator's sole opinion, is neat and clean.
- f. Purchaser agrees to accept a live demonstration of equipment's owner-controlled features in lieu of any maintenance training required in the bid specifications.
- g. Purchaser agrees to accept TK Elevator's standard owner's manual in lieu of any maintenance, or any other, manual(s) required in the bid specifications.

## 8. MAX

MAX is a cloud based Internet of Things (IoT) platform that we, at our election, may connect to your elevators and escalators by means of installation of a remote-monitoring device or modem (each a "device"). MAX will analyze the unique signal output of your equipment 24/7 and when existing or potential outages are identified, MAX will automatically communicate with our dispatch centers. When appropriate, the dispatch center will alert our technicians during normal working hours. These MAX alerts provide the technician with precise diagnostics detail, which greatly enhances our ability to fix your equipment right the first time, MAXimizing the equipment uptime.

- a. Purchaser authorizes TK Elevator and its employees to access purchaser's premises to install, maintain and/or repair the devices and, upon termination of the service agreement, to remove the same from the premises if we elect to remove.
- b. TK Elevator is and shall remain the sole owner of the devices and the data communicated to us by the devices. The devices shall not become fixtures and are intended to reside where they are installed. TK Elevator may remove the devices and cease all data collection and analysis at any time.
- c. If the service agreement between TK Elevator and Purchaser is terminated for any reason, TK Elevator will automatically deactivate the data collection, terminate the device software and all raw data previously received from the device will be removed and/or expunged or destroyed.
- d. Purchaser consents to the installation of the devices in your elevators and to the collection, maintenance, use, expungement and destruction of the daily elevator data as set forth in this agreement.
- e. The devices installed by TK Elevator contain trade secrets belonging to us and are installed for the use and benefit of our personnel only.
- f. Purchaser agrees not to permit purchaser personnel or any third parties to use, access, tamper with, relocate, copy, disclose, alter, destroy, disassemble or reverse engineer the device while it is located on purchaser's premises.

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g. The installation of this equipment shall not confer any rights or operate as an assignment or license to you of any patents, copyrights or trade secrets with respect to the equipment and/or any software contained or imbedded therein or utilized in connection with the collection, monitoring and/or analysis of data.

## 9. Additional Terms and Conditions

a. In no event shall TK Elevator be responsible for liquidated, consequential, indirect, incidental, exemplary, and special damages associated with the work described in this Proposal.

b. This Proposal is made without regard to compliance with any special purchasing, manufacturing or construction/installation requirements including, but not limited to, any socio-economic programs, such as small business programs, minority or woman owned business enterprise programs, or local preferences, any restrictive sourcing programs, such as Buy American Act, or any other similar local, state or federal procurement regulations or laws that would affect the cost of performance. Should any such requirements be applicable to the work described in this Proposal, TK Elevator reserves the right to modify this Proposal or rescind it altogether.

c. TK Elevator is an equal opportunity employer.

d. TK Elevator's performance of the work described in this Proposal is contingent upon Purchaser furnishing TK Elevator with any and all necessary permission or priority required under the terms and conditions of government regulations affecting the acceptance of this Proposal or the manufacture, delivery or installation of the equipment. All applicable sales and use taxes, permit fees and licenses imposed upon TK Elevator as of the date of the Proposal are included in the price of the Proposal. Purchaser is responsible for any additional applicable sales and use taxes, permit fees and licenses imposed upon TK Elevator after the date of the Proposal or as a result of any law enacted after the date of the Proposal.

e. All taxes, tariffs, duties, permit and/or license fees imposed upon TK Elevator as of the date of the execution of this Proposal are included in the price of the Proposal. After the date of acceptance of this Proposal and in addition to the Proposal price, Purchaser is also responsible to pay TK Elevator for any new (or any increase in): (1) applicable taxes, tariffs, duties, permit and/or license fees; (2) charges from its suppliers for any of the applicable materials and/or components: (A) due to supply chain issues, the imposition of new or increased taxes, tariffs, or other charges by applicable governmental authorities; (B) if the release of materials called for in this Proposal occurs after the milestone mentioned earlier in this Proposal; and/or (C) if the completion of work called for in this Proposal occurs after the milestone mentioned earlier in this Proposal; and/or (3) charges from TK Elevator's shippers and/or freight forwarders.

f. Purchaser agrees to provide TK Elevator's personnel with a safe place in which to work and TK Elevator reserves the right to discontinue work at the jobsite whenever, in TK Elevator's sole opinion, this provision is being violated.

g. The pricing set forth in this Proposal assumes that the elevator pits will not be classified as a confined space. TK Elevator will follow its standard safety policy and procedures. Any job specific safety requirements over and above TK Elevator's standard practices and policies may require additional costs.

h. TK Elevator will furnish and install all equipment in accordance with the terms, conditions, scope and equipment nomenclature as noted herein. Requested changes or modifications to such provisions will require a written change order issued on the Purchaser's letterhead and accepted by TK Elevator in writing prior to the execution of such work. This change order shall detail the current contract price, the amount of the change, and new contract value.

i. This Proposal does not include a schedule for the work described and any such schedule shall be mutually agreed upon by an authorized representative of both TK Elevator and Purchaser in writing before becoming effective.

# Modernization Proposal



j. In the event asbestos material is knowingly or unknowingly removed or disturbed in any manner at the jobsite, Purchaser shall monitor TK Elevator's work place and prior to and during TK Elevator's manning of the job, Purchaser shall certify that asbestos in the environment does not exceed .01 fibers per cc as tested by NIOSH 7400. In the event TK Elevator's employees or those of TK Elevator's subcontractors are exposed to an asbestos hazard, PCP's, lead or other hazardous substances, Purchaser agrees, to the fullest extent permitted by law, to indemnify, defend, and hold TK Elevator harmless from all damages, claims, suits, expenses, and payments resulting from such exposure. Identification, notification, removal and disposal of asbestos containing material, PCP's lead or other hazardous substances are the responsibility of the Purchaser.

k. TK Elevator retains title to and a security interest in all equipment it supplies – which TK Elevator and Purchaser agree can be removed without material injury to the real property – until all payments including deferred payments and any extensions thereof, are made. In the event of any default by Purchaser on any payment, or any other provision of this Proposal, TK Elevator may take immediate possession of the equipment and enter upon the premises where it is located – without legal process – and remove such equipment or portions thereof, irrespective of the matter of its attachment to the real estate or the sale, mortgage or lease of the real estate. Pursuant to the Uniform Commercial Code, and at TK Elevator's request, Purchaser agrees to execute any financial or continuation statements which may be necessary for TK Elevator to file in public offices in order to perfect TK Elevator's security interest in such equipment.

l. TK Elevator reserves the right to assign payments owed to TK Elevator under this Proposal.

m. TK Elevator shall not be liable for any loss, damage or delay caused by acts of government, labor troubles, strikes, lockouts, fire, explosion, theft, floods, riot, civil commotion, war, malicious mischief, acts of God or any cause beyond its control.

n. The rights of TK Elevator under this Proposal shall be cumulative and the failure on the part of the TK Elevator to exercise any rights hereunder shall not operate to forfeit or waive any of said rights. Any extension, indulgence or change by TK Elevator in the method, mode or manner or payment or any of its other rights shall not be construed as a waiver of any of its rights under this Proposal.

o. In the event TK Elevator engages a third party to enforce the terms of this Proposal, and/or to collect payment due hereunder, either with or without suit, Purchaser agrees to pay all costs thereof together with reasonable attorney's fees. Purchaser does hereby waive trial by jury and does hereby consent to the venue of any proceeding or lawsuit under this Proposal to be in the county where the work covered by this Proposal is located.

p. TK Elevator can furnish Certificate of Workers' Compensation, Bodily Injury and Property Damage Liability Insurance coverage to Purchaser upon written request.

q. Should loss of or damage to TK Elevator's material, tools or work occur at the project site, Purchaser shall compensate TK Elevator for such loss, unless such loss or damage results from TK Elevator's own acts or omissions.

r. Purchaser, in consideration of TK Elevator performing the services set forth in this Proposal, to the fullest extent permitted by law expressly agrees to indemnify, defend, save harmless, discharge, release and forever acquit TK Elevator Corporation, TK Elevator Manufacturing, Inc., their respective employees, officers, agents, insurers, affiliates, and subsidiaries (hereinafter singularly a "TK Elevator party" and collectively the "TK Elevator parties") from and against any and all claims, demands, suits, and proceedings for loss, property damage (including damage to the equipment which is the subject matter of this Proposal), personal injury or death that are alleged to either have arisen out of or be connected with the sale, marketing, presence, use, misuse, maintenance, installation, removal, modernization, manufacture, design, operation or condition of the equipment that is the subject matter of this Proposal or the labor and materials furnished in connection with this Proposal. Purchaser's duty to indemnify a TK Elevator party does not apply to the extent that the loss, property damage (including damage to the equipment which is the subject matter of this Proposal), personal injury or death is determined to be caused by or resulting from the negligence of that TK Elevator party. Purchaser recognizes that its obligation to defend the TK Elevator parties under this clause, which is separate and apart

# Modernization Proposal



from its duty to indemnify the TK Elevator parties, includes payment of all attorneys' fees, court costs, judgments, settlements, interest and any other expenses of litigation arising out of such claims, demands, suits or proceedings.

s. Purchaser further expressly agrees to name TK Elevator Corporation and TK Elevator Manufacturing, Inc. along with their respective officers, agents, affiliates and subsidiaries as additional insureds in Purchaser's liability and any excess (umbrella) liability insurance policy(ies). Such insurance must insure TK Elevator Corporation and TK Elevator Manufacturing, Inc. for those claims and/or losses referenced in the above paragraph and those claims and/or losses arising from the negligence of TK Elevator Corporation and TK Elevator Manufacturing, Inc. Such insurance must specify that its coverage is primary and non-contributory. Purchaser hereby waives its right of subrogation.

t. TK Elevator's participation in any controlled insurance program is expressly conditioned upon review and approval of all controlled insurance program information and documentation prior to enrollment. Any insurance credits if applicable, will be provided at that time.

u. Unless so mutually agreed upon in a separate signed agreement, TK Elevator shall not be required to interact or correspond with any third party with whom Subcontractor is not in privity of contract concerning matters pertinent to this Agreement.

v. The Purchaser must inform TK Elevator if Purchaser is, or becomes, an individual or entity that is - or that is majority owned or controlled by a party that is - included on any list of restricted parties maintained by (i) the United States of America; (ii) the United Nations; (iii) the European Union or any EU member state; (iv) the UK; or (v) any other national authority binding the parties of this contract.

In case the Purchaser, or any other beneficiary of this transaction, e.g. the end-user, is or becomes an individual or entity that is - or that is majority owned or controlled by a party that is - included on any list of restricted parties, TK Elevator reserves the right to cancel this Proposal immediately.

If the goods subject to this Proposal would be exported, re-exported, resold, used, transferred or otherwise disposed of in violation of any sanctions applicable to TK Elevator, TK Elevator also reserves the right to cancel this Proposal immediately. In this respect, the Purchaser shall be obliged to disclose the final delivery address, end-user and end-use of the goods upon request - insofar as legally permissible - and to notify TK Elevator of all circumstances that indicate an aforementioned infringement.

"Sanctions" means here any economic, trade or financial sanctions, laws, regulations, embargoes or restrictive measures imposed, enacted, administered or enforced by any Sanctions Authority. "Sanctions Authority" means (i) the US; (ii) the UN Security Council; (iii) the EU and any EU member state; (iv) the UK; or (v) any governmental institutions of any of the foregoing which administer Sanctions, including HM Treasury, OFAC, the US State Department and the US Department of the Treasury.

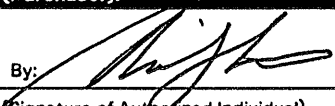
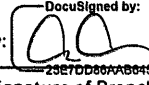
# Modernization Proposal



## Acceptance

Purchaser's acceptance of this Proposal and its approval by an authorized manager of TK Elevator will constitute exclusively and entirely the agreement between the parties for the goods and services herein described and full payment of the sum of One Hundred Forty Five Thousand Four Hundred Twelve Dollars and Twenty One Cents (\$145,412.21) inclusive of all applicable sales and use taxes.

All other prior representations or regarding this work, whether written or verbal, will be deemed to be merged herein and no other changes in or additions to this Proposal will be recognized unless made in writing and properly executed by both parties as a change order. Should Purchaser's acceptance be in the form of a purchase order or other similar document, the provisions of this Proposal will exclusively govern the relationship of the parties with respect to this transaction. No agent or employee shall have the authority to waive or modify any of the terms of this Proposal without the prior written approval of an authorized TK Elevator manager.

Paradise Harbor Condominiums (Purchaser):	TK Elevator Corporation Management Approval
By: 	DocuSigned by: 
(Signature of Authorized Individual)	(Signature of Branch Representative)
<u>Michael Ferraro</u>	Eddy Alorda
(Print or Type Name)	Branch Manager
<u>PRESIDENT</u>	
(Print or Type Title)	
<u>1/21/25</u>	1/22/2025
(Date of Acceptance)	(Date of Execution)

# **J. W. Jones Contracting Inc.**

546 NE 34<sup>th</sup> Ct  
Oakland Park, FL 33334

**Phone 954-849-3748**

[James@jwicontracting.com](mailto:James@jwicontracting.com)

**Certified General Contractor  
CGC1515892**

**Certified Roofing Contractor  
CCC1328722**

## **Contract/Agreement**

**01/15/2025**

**For: Paradise Harbour Apartments Inc.  
300 Golden Isles Drive  
Hallandale Beach, FL 33009**

**Re: Exterior Mansard Repair Per Swaysland Engineering Bid Documents Received  
12/04/2024**

## **Scope of work**

### **General Requirements**

Provide all administration, labor, and materials to complete the mentioned project.  
Provide all requirements required by the local building department.  
Provide site Supervision.  
Provide State Certified Licenses.  
Provided insurances. Including liability and workers compensation.  
Inspections to be scheduled with the Building Department.

### **Site Conditions/Set Up Site**

#### **Mobilization/Demobilize**

Provide staging, delivery, set up, breakdown all equipment and tools required to complete.  
Haul away all debris associated with project

**Pricing Per Bid Form:**

Paradise Harbour Apartments			
Item Description	Est. Quantity	Unit Price	Item Value
<b>A. MANSARD SIDING</b>			
A.1 Remove existing and install new peel and stick underlayment and wood siding (s.f.)	275	\$28.40	\$7,810.00
SUBTOTAL			\$7,810.00
<b>B. STRUCTURAL REPAIRS</b>			
B.1 Replace deteriorated plywood sheathing 48"x96" sheets (ea.)	10	\$350.00	\$3,500.00
B.2 Repair 2x6 member 8' length (ea.)	20	\$175.00	\$3,500.00
B.3 Repair 2x4 member 8' length (ea.)	20	\$165.00	\$3,300.00
B.4 Replace metal flashing (l.f.)	100	\$38.25	\$3,825.00
SUBTOTAL			\$14,125.00
<b>C. GENERAL CONDITIONS</b>			
C.1 General conditions, mobilization, demobilization, etc.		Lump Sum	\$22,000.00
C.2 Payment and performance bonds		Lump Sum	NIC
C.3 Permits		Lump Sum	\$3,500.00
SUBTOTAL			\$25,500.00
TOTAL			\$47,435.00
<b>ALT. ALTERNATES</b>			
ALT.1 Install Durock cement board in lieu of plywood siding. (l.s.)		Lump Sum	\$ 1,500.00
ALT.2 Painting building exterior (l.s.)		Lump Sum	\$ 4,500.00

**Notes:**

We will be setting scaffolding at the entrance for the duration of the project.  
 We will coordinate temporary protection for pedestrian walkway.  
 Will require designated parking on site for employees.

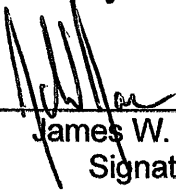
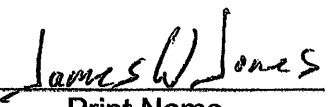
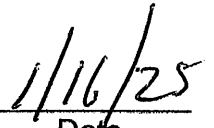


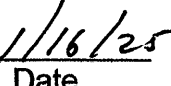
**Job Exclusions:**

Only work noted in "Pricing Per Bid Form" is included. Additional work will be discussed and agreed upon prior to commencement.

**Payment Terms:**

20% at signing of contract, 40% permit issuance and commencement of work begins, 40% when work is completed and building department signs off as final.

**I agree to the payment terms listed above and accept this proposal.**

 _____ James W. Jones Signature	 _____ James W. Jones Print Name	 _____ 1/16/25 Date
 _____ Authorized Representative President/Owner Paradise Harbour Apartments Inc. Signature	 _____ Michael Ferraro Print Name	 _____ 1/16/25 Date

## BROWARD COUNTY UNIFORM BUILDING PERMIT APPLICATION

Revised 11-17-2022

Select One Trade: ☒ Building ☐ Electrical ☐ Plumbing ☐ Mechanical ☐ Other \_\_\_\_\_

Application Number: \_\_\_\_\_ Application Date: \_\_\_\_\_

Job Address: 300 Golden Isles Dr. Unit: \_\_\_\_\_ City: Hallandale BeachTax Folio No.: 514226RT0000 Flood Zn: \_\_\_\_\_ BFE: \_\_\_\_\_ Floor Area: \_\_\_\_\_ Job Value: \$ 47,435.00Building Use: 05 - Cooperatives Construction Type: \_\_\_\_\_ Occupancy Group: \_\_\_\_\_

Present Use: \_\_\_\_\_ Proposed Use: \_\_\_\_\_

Description of Work: Replace mansard siding and perform structural repairs, including plywood, wood members, and flashing.☐ New ☐ Addition ☒ Repair ☐ Alteration ☐ Demolition ☐ Revision ☐ Other: \_\_\_\_\_Legal Description: PARADISE HARBOUR APTS CO-OP ☐ AttachmentProperty Owner: Paradise Harbour Apts, Inc. Phone: (646) 957-4775 Email: gochamps@aol.comOwner's Address: 300 Golden Isles Dr. City: Hallandale Beach State: FL Zip: 33009Contracting Co.: JW Jones Contracting Inc. Phone: (954) 849-3748 Email: james@jwjcontracting.comCompany Address: 700 NE 16 Ave City: Fort Lauderdale State: FL Zip: 33304Qualifier's Name: JAMES W JONES ☐ Owner-Builder License Number: CCC1328722Architect/Engineer's Name: Swaysland Professional Engineering Consultants, Inc. Phone: (954) 254-4186 Email: gia@swaysland.comArchitect/Engineer's Address: 2890 Marina Mile Blvd., Suite 114 City: Fort Lauderdale State: FL Zip: 33312

Bonding Company: \_\_\_\_\_

Bonding Company's Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Fee Simple Titleholder's Name (If other than the owner) \_\_\_\_\_

Fee Simple Titleholder's Name  
(If other than the owner) \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Mortgage Lender's Name: \_\_\_\_\_

Mortgage Lender's Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

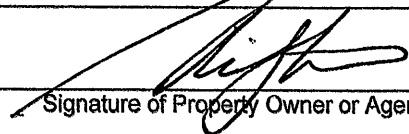

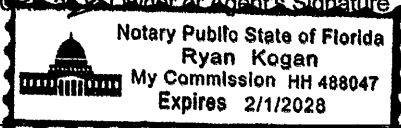
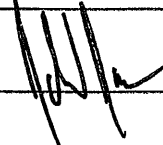
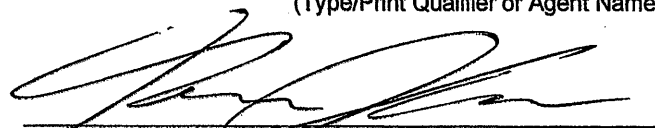
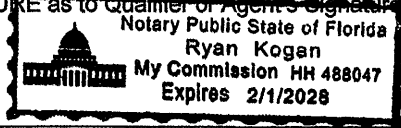
## BROWARD COUNTY UNIFORM BUILDING PERMIT APPLICATION

Job Address: 300 Golden Isles Dr. Unit: \_\_\_\_\_ City: Hallandale Beach

Application is hereby made to obtain a permit to do the work and installations as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in this jurisdiction. I understand that a separate permit must be secured for ELECTRICAL WORK, PLUMBING, SIGNS, WELLS, POOLS, FURNACES, BOILERS, HEATERS, TANKS, and AIR CONDITIONERS, etc.

**OWNER'S AFFIDAVIT:** I certify that all the foregoing information is accurate and that all work will be done in compliance with all applicable laws regulating construction and zoning.

**WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.**

<p>X <u></u> Signature of Property Owner or Agent (Including Contractor)</p> <p>STATE OF FLORIDA COUNTY OF <u>Broward</u></p> <p>Sworn to (or affirmed) and subscribed before me by means of  <input checked="" type="checkbox"/> physical presence or <input type="checkbox"/> online notarization, this <u>16</u> day of  <u>January</u>, 20<u>25</u> by</p> <p><u>Michael Ferraro</u> (Type/Print Property Owner or Agent Name)</p> <p><u></u> NOTARY'S SIGNATURE as to Owner or Agent's Signature</p> <div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;">  </div> <p>Notary Name _____ (Print, Type or Stamp Notary's Name)</p> <p>Personally Known _____ Produced Identification <input checked="" type="checkbox"/></p> <p>Type of Identification Produced <u>DL: FL60-550-63-223-0</u></p>	<p>X <u></u> Signature of Qualifier</p> <p>STATE OF FLORIDA COUNTY OF _____</p> <p>Sworn to (or affirmed) and subscribed before me by means of  <input checked="" type="checkbox"/> physical presence or <input type="checkbox"/> online notarization, this <u>15</u> day of  <u>January</u>, 20<u>25</u> by</p> <p><u>JAMES W JONES</u> (Type/Print Qualifier or Agent Name)</p> <p><u></u> NOTARY'S SIGNATURE as to Qualifier or Agent's Signature</p> <div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;">  </div> <p>Notary Name _____ (Print, Type or Stamp Notary's Name)</p> <p>Personally Known <input checked="" type="checkbox"/> Produced Identification _____</p> <p>Type of Identification Produced _____</p>
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APPROVED BY: \_\_\_\_\_ Permit Officer Issue Date: \_\_\_\_\_ Code in Effect: \_\_\_\_\_  
 FOR OFFICE USE ONLY FOR OFFICE USE ONLY FOR OFFICE USE ONLY

**A jurisdiction may use a supplemental page requesting additional information and citing other conditions, please inquire.**

**Note:** If any development work as described in FS 380.04 Sec. 2 a-g is to be performed, a development permit must be obtained prior to the issuance of a building permit.

Desjardins Bank N.A.

Paradise Harbour Apts. Inc. (PHA)  
c/o Accountsult LLC  
3109 Stirling Rd # 202  
FT. Lauderdale, FL 33312

Check Number: 101

PAY Nine Thousand, Four Hundred Eighty-Seven And 00/100 Dollars

DATE  
01/16/2025

AMOUNT  
\*\*\*\*\$9,487.00

TO THE ORDER OF J. W. Jones Contracting Inc.  
700 NE 16th Avenue  
Fort Lauderdale, FL 33304-2935

*Rory Clapton*

*M. J. J.*

Authorized Signatures

Memo: Invoice # 1098 20% Downpayment For Mansard Repair

⑈000000101⑈ ⑆267090060⑆16006992⑈

Paradise Harbour Apts. Inc. (PHA)

Managed by: Accountsult, LLC  
3109 Stirling Rd. Suite 202  
Ft Lauderdale, FL 33312-6558  
Phone: (954) 739-0310 Fax:

Vendor: J. W. Jones Contracting Inc.

Check No. 101

Issued: 01/16/2025

INVOICE	DATE	ITEM DESCRIPTION	AMOUNT
1098	01/16/2025	Reserve - Roof	9487.00
			9487.00

Paradise Harbour Apts. Inc. (PHA)

Managed by: Accountsult, LLC  
3109 Stirling Rd. Suite 202  
Ft Lauderdale, FL 33312-6558  
Phone: (954) 739-0310 Fax:

Vendor: J. W. Jones Contracting Inc.

Check No. 101

Issued: 01/16/2025

ACCT #	INVOICE	DATE	ITEM DESCRIPTION	AMOUNT
25-5525-00-00	1098	01/16/2025	Reserve - Roof	9487.00
				9487.00



### NOTICE OF COMMENCEMENT

The undersigned hereby given notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes the following information is provided in the Notice of Commencement.

PERMIT NUMBER: \_\_\_\_\_

1. DESCRIPTION OF PROPERTY (Legal description & street address, if available) TAX FOLIO NO. 514226RT0000

SUBDIVISION PARADISE HARBOUR APTS CO-OP BLOCK \_\_\_\_\_ TRACT \_\_\_\_\_ LOT \_\_\_\_\_ BLDG \_\_\_\_\_ UNIT \_\_\_\_\_

PARADISE HARBOUR APTS CO-OP ; 300 Golden Isles Dr., Hallandale Beach, FL 33009

2. GENERAL DESCRIPTION OF IMPROVEMENT:

Replace mansard siding and perform structural repairs, including plywood, wood members, and flashing.

3. OWNER INFORMATION: a. Name Paradise Harbour Apts, Inc.

b. Address 300 Golden Isles Dr., Hallandale Beach, FL 33009 c. Interest in property owner

Name and address of fee simple titleholder (if other than Owner) \_\_\_\_\_

4. CONTRACTOR'S NAME, ADDRESS AND PHONE NUMBER:

JAMES W JONES : JW JONES CONTRACTING INC.

700 NE 16 AVE, FORT LAUDERDALE, FL 33304 ; (954) 849-3748

5. SURETY'S NAME, ADDRESS AND PHONE NUMBER AND BOND AMOUNT:

N/A

6. LENDER'S NAME, ADDRESS AND PHONE NUMBER:

N/A

7. Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by Section 713.13 (1) (a) 7, Florida Statutes:

NAME, ADDRESS AND PHONE NUMBER:

N/A

8. In addition to himself or herself, Owner designates the following to receive a copy of the Lienor's Notice as provided in Section 713.13 (1) (b), Florida Statutes: NAME, ADDRESS AND PHONE NUMBER:

N/A

9. Expiration date of notice of commencement (the expiration date is 1 year from the date of recording unless a different date is specified) :

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

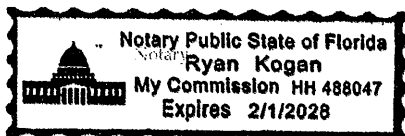
  
Signature of Owner or  
Owner's Authorized Officer/Director/Partner/Manager


Michael Ferraro President  
Print Name and Provide Signatory's Title/Office

State of Florida  
County of Broward

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 16 day of January 2025

by Michael Ferraro, who is personally known \_\_\_\_\_ or produced the following type of identification: DL: F660-550-63-223-0



  
(Signature of Notary Public)

Under Penalties of perjury, I declare that I have read the foregoing and that the facts in it are true to the best of my knowledge and belief (Section 92.525, Florida Statutes).

# INVOICE

**J.W. Jones Contracting Inc.**  
700 NE 16th Ave  
Fort Lauderdale, FL 33304-2935

james@jwjcontracting.com  
+1 (954) 849-3748



**Bill to**  
Paradise Harbour Apartments, Inc.  
300 Golden Isles Dr.  
Hallandale Beach, FL 33009

**Ship to**  
Paradise Harbour Apartments, Inc.  
300 Golden Isles Dr.  
Hallandale Beach, FL 33009

## Invoice details

Invoice no.: 1098  
Terms: Due on receipt  
Invoice date: 01/16/2025

RE: Downpayment for Mansard Repair

Description	Amount
Downpayment (20%)	\$9,487.00
<b>Total</b>	<b>\$9,487.00</b>

Please make checks payable to J.W. Jones Contracting Inc.  
-Thank you for your business-

*Paid 1/16/25*  
*check # 101*

# SWAYSLAND

PROFESSIONAL ENGINEERING CONSULTANTS

January 14, 2025

Paradise Harbour Apartments, Inc.  
300 Golden Isles Drive  
Hallandale Beach, FL 33009

Re: Exterior Mansard Repair Project

Dear Board Members:

At your request, we have reviewed the three (3) proposals submitted to Paradise Harbour Apartments Inc. for the exterior mansard repair project as set forth in the exterior mansard repair specifications prepared by us. Flack's Painting & Waterproofing, Inc. (Flack's), James W Jones (JW Jones), MCW Restoration Services, LLC (MCW Restoration), all submitted proposals.

The proposed bid prices for the exterior mansard repair project varied from a low of \$75,575.00 to a high of \$126,900.00. The bid prices are summarized in the attached spreadsheet. The prices are different than shown in the Contractor's bid forms because we corrected any errors we saw in the bid form. The proposed bid prices are summarized as follows:

<u>Contractor</u>	<u>Proposed Cost</u>	<u>Project Duration</u>
Flack's	\$75,575.00	8 Calendar Weeks
JW Jones	\$47,435.00	6 Calendar Weeks
MCW Restoration	\$126,900.00	8 Calendar Weeks

JW Jones Contractors had the lowest proposed price of \$47,435.00 which is approximately 45% lower than the next lowest proposed price from \$75,575.00.


We recommend that you interview JW Jones and Flack's and decide which is the best Contractor for your project. During the interview you may want to negotiate the proposed prices and project durations. You should check the references and financial status of all contractors under consideration. You should also determine whether or not you will require payment and performance bonds. We strongly recommend that you purchase the bonds for a large project such as this.

During the interviews, you should discuss the concrete repair, painting and waterproofing materials and methods, any proposed substitutions or changes to the specification, any bid qualifications, starting date, schedule of completion, type of contract required, who will prepare the contract, restitution for any damage, contractor's warranty, material manufacturer's warranty, insurance, performance and payment bonds, contractor's financial status, current work load, and any other aspect of the work that you feel is important. You should make your expectations clear to the contractors at this time.

If you have any questions or need additional information, please do not hesitate to contact us.

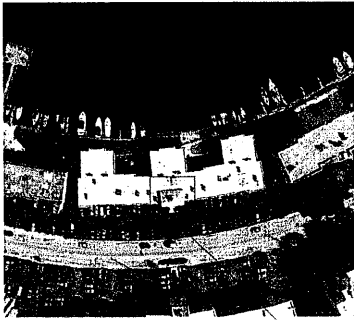
Sincerely,

SWAYSLAND PROFESSIONAL ENGINEERING CONSULTANTS, INC.

By: 

Gia Mancini  
Staff Engineer II

Paradise Harbour Apartments		Flacks		JW		MCW	
Item Description	Est. Quantity	Unit Price	Item Value	Unit Price	Item Value	Unit Price	Item Value
<b>A. MANSARD SIDING</b>							
A.1 Remove existing and install new peel and stick underlayment and wood siding (s.f.)	275	\$125.00	\$34,375.00	\$28.40	\$7,810.00	\$200.00	\$55,000.00
<b>SUBTOTAL</b>			\$34,375.00		\$7,810.00		\$55,000.00
<b>B. STRUCTURAL REPAIRS</b>							
B.1 Replace deteriorated plywood sheathing 48"x96" sheets (ea.)	10	\$50.00	\$500.00	\$350.00	\$3,500.00	\$500.00	\$5,000.00
B.2 Repair 2x6 member 8' length (ea.)	20	\$600.00	\$12,000.00	\$175.00	\$3,500.00	\$120.00	\$2,400.00
B.3 Repair 2x4 member 8' length (ea.)	20	\$400.00	\$8,000.00	\$165.00	\$3,300.00	\$100.00	\$2,000.00
B.4 Replace metal flashing (l.f.)	100	\$85.00	\$8,500.00	\$38.25	\$3,825.00	\$125.00	\$12,500.00
<b>SUBTOTAL</b>			\$29,000.00		\$14,125.00		\$21,900.00
<b>C. GENERAL CONDITIONS</b>							
C.1 General conditions, mobilization, demobilization, etc.		Lump Sum	\$10,000.00	Lump Sum	\$22,000.00	Lump Sum	\$50,000.00
C.2 Payment and performance bonds		Lump Sum		Lump Sum		Lump Sum	
C.3 Permits		Lump Sum	\$2,200.00	Lump Sum	\$3,500.00	Lump Sum	AT COST
<b>SUBTOTAL</b>			\$12,200.00		\$25,500.00		\$50,000.00
<b>TOTAL</b>			\$75,575.00		\$47,435.00		\$126,900.00
<b>ALT. ALTERNATES</b>							
ALT.1 Install Durock cement board in lieu of plywood siding. (l.s.)		Lump Sum	\$ 41,250.00	Lump Sum	\$ 1,500.00	Lump Sum	\$ 68,750.00
ALT.2 Painting building exterior (l.s.)		Lump Sum	\$ 3,500.00	Lump Sum	\$ 4,500.00	Lump Sum	\$150,000.00



SITE LOCATION  
SCALE: 1"=10'

PARADISE HARBOUR APARTMENTS, INC.  
300 GOLDEN ISLES DRIVE  
HALLANDALE BEACH, FL 33009

MANSARD REPAIR PROJECT

INDEX OF DRAWINGS:

- S-1: DRAWING INDEX AND GENERAL NOTES  
S-2: FRONT MANSARD ELEVATION AND SECTION

GENERAL NOTES:

1. THE CONTRACTOR AGREES THAT HE HAS VISITED AND EXAMINED THE SITE AND THE LOCATION OF THE PROPOSED WORK, AND EXISTING IMPROVEMENTS, CONDITIONS, AND PHYSICAL CHARACTERISTICS OF THE JOB. THE CONTRACTOR SHALL INCLUDE IN HIS BUDGET ALL COSTS ASSOCIATED WITH THE COMPLETED PROJECT AND THE COMPLETE INSTALLATION OF ALL ASSOCIATED SYSTEMS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ASCERTAINING THE REQUIREMENTS OF AND ADHERING TO ALL NOISE AND DUST CONTROL ORDINANCES THAT MAY RESTRICT THE ACTIVITIES OF THE WORK OF THIS JOB.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS PRIOR TO THE COMMENCEMENT OF WORK. THE REQUESTING AND COORDINATING OF ALL INSPECTIONS AND APPROVAL OF ALL ASPECTS OF HIS WORK, AND OBTAINING ALL TEMPORARY AND FINAL CERTIFICATES OF OCCUPANCY.
4. THE CONTRACTOR SHALL MAINTAIN A COMPLETE AND CURRENT SET OF PERMIT DRAWINGS ON-SITE AT ALL TIMES ALONG WITH ALL REVISIONS TO THE PERMIT, INCLUDING PERMITTED SHOP DRAWINGS AND CALCULATIONS. SAID DRAWINGS ALONG WITH INSPECTION LOGS, AND PERMITS SHOULD BE MAINTAINED IN AN EASILY ACCESSIBLE SPACE FOR THE ENGINEER AND BUILDING OFFICIALS TO REVIEW.
5. THE CONTRACTOR SHALL REVIEW CONTRACT DOCUMENTS, PERMIT DOCUMENTS, JOB-SITE CONDITIONS, AND COORDINATE WITH FIELD DIMENSIONS, AND PROJECT SHOP DRAWINGS, PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL MAKE NOTE OF ANY AND ALL DISCREPANCIES THAT PREVENT THE INSTALLATION OF ANY ASPECT OF THE CONSTRUCTION TO ACHIEVE THE CHARACTER AND APPEARANCE DEFINED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL REPORT ANY AND ALL DISCREPANCIES REGARDLESS OF THEIR NATURE TO THE ENGINEER, IN WRITING, PRIOR TO PROCEEDING WITH THE WORK, ALLOWING SUFFICIENT TIME FOR THE ENGINEER TO REASONABLY ASSESS THE CONDITION AND DETERMINE AN APPROPRIATE SOLUTION.
6. THE CONTRACTOR SHALL PERFORM ALL WORK IN A FIRST CLASS WORKMANSHIP LINE MANNER.
7. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR, NOR HAVE CONTROL, OR CHARGE OVER THE CONSTRUCTION MEANS, METHODS, SEQUENCES, PROCEDURES, OR FOR SAFETY PRECAUTION PROGRAMS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR HIS ACTIONS OR NEGLIGENCE.
8. THE CONTRACTOR SHALL REMOVE FROM THE SITE AND LEGALLY DISCARD IN A TIMELY MANNER, ALL CONSTRUCTION DEBRIS THAT WILL NOT BE REUSED OR RELOCATED ELSEWHERE IN THE PROJECT.
9. THE CONTRACTOR IS RESPONSIBLE FOR ALL MATERIALS, EQUIPMENT, AND APPLIANCES THAT ARE TO BE USED. THE CONTRACTOR SHALL PROVIDE PROTECTION FROM VANDALISM, THEFT, WEATHER, DUST, NOISE, AND ANY OTHER SOURCE OF DAMAGE OR LOSS.
10. THE CONTRACTOR SHALL PREPARE AND MAINTAIN A HURRICANE/WINDSTORM PREPAREDNESS PLAN. THE CONTRACTOR SHALL MAINTAIN SAID PLAN IN A LOCATION THAT IS EASILY ACCESSIBLE FOR REVIEW BY THE OWNER AND/OR ENGINEER.
  - a. THE HURRICANE PLAN SHALL INCLUDE A LIST OF CONTACTS IN THE EVENT THAT A HURRICANE WATCH IS POSTED AND WILL ALSO ADDRESS WHAT MEASURES ARE TO BE TAKEN TO SECURE THE CONSTRUCTION SITE IN THE EVENT OF NOTIFICATION BY THE NATIONAL WEATHER SERVICE OF AN IMPENDING HURRICANE OR WINDSTORM THAT MIGHT THREATEN THE JOB.
  - b. THE HURRICANE PLAN SHALL SHOW HOW THE CONTRACTOR WILL MOBILIZE THE PROJECT FOLLOWING A WIND OR HURRICANE EVENT, AND HOW DOCUMENTATION OF DAMAGES AND REPAIRS WILL BE HANDLED IN THE EVENT OF A LOSS.
11. THE GENERAL CONTRACTOR SHALL CREATE AN ONGOING "AS-BUILT" RECORD SET OF DRAWINGS OF ALL DEVIATIONS FROM THE CONTRACT DOCUMENTS. HE SHALL NEATLY AND CORRECTLY ENTER IN COLORED PENCIL, ANY DEVIATIONS ON THE DRAWINGS AFFECTED AND SHALL KEEP THE DRAWINGS AVAILABLE FOR INSPECTION. THE GENERAL CONTRACTOR SHALL MAKE ANY FINAL CORRECTIONS TO DRAWINGS, AND SHALL CERTIFY ALL DRAWINGS ACCURACY OF EACH PRINT THAT THE WORK IS COMPLETED ACCORDING TO THE DRAWINGS BY SIGNATURE THEREON AND DELIVER SAME TO THE ENGINEER FOR TRANSMISSION TO THE OWNER.

DESIGN NOTES:

1. APPLICABLE BUILDING CODE IS FLORIDA BUILDING CODE, 8TH EDITION, 2023.
2. DESIGNED IN ACCORDANCE WITH ACI 318-19 AND ASCE 7-22.

SUMMARY OF WORK:

1. CONTRACTOR TO REMOVE EXISTING PLYWOOD SHEATHING, ROOFING PAPER, AND WOOD SIDING DOWN TO WOOD TRUSSES.
2. REPAIR ANY DETERIORATED WOOD TRUSS MEMBERS BY SISTERING NEW, SAME SIZE MEMBERS EACH SIDE.
3. REPLACE ALL DETERIORATED PLYWOOD SHEATHING WITH NEW 5/8" THICK, CDX, EXPOSURE 1, APA RATED 4220 EXTERIOR GRADE PLYWOOD.
4. INSTALL ALUMINUM FLASHING AT TOPS, EAVES, VALLEYS, WALL INTERSECTIONS, ETC.
5. APPLY FEEL AND STICK UNDERLAYMENT TO PLYWOOD SHEATHING AND BACK NAIL.
6. INSTALL 5/8" THICK, APA TEXTURE TT-11.303 WOOD SIDING TO MATCH EXISTING.
7. CONTRACTOR TO PRIME AND PAINT ALL REPAIR AREAS THAT WERE PREVIOUSLY PAINTED.

PROJECT DATA:	REV:	DATE:	ISSUED FOR:	BY:
PROJECT NAME:				
CLIENT:				
DESIGNED BY:				
DRAWN BY:				
CHECKED BY:				
DATE:				
SWAYSLAND				
PROFESSIONAL ENGINEERING CONSULTANTS				
2020 Morris Ave. #114				
Hallandale Beach, FL 33009				
(954) 473-2043 Fax (954) 473-4103				
MANSARD REPAIR PROJECT				
PARADISE HARBOUR APARTMENTS, INC.				
300 GOLDEN ISLES DRIVE				
HALLANDALE BEACH, FL 33009				
SEAL:				
STANLEY R. SWAYSLAND, P.E.				
FL REG. NO. 25414				
SHEET:				
S-1				



# EXPENSE REPORT

DATE: 5-17-24  
NAME: Michael Ferrara

[illegible]

TOTAL REIMBURSEMENT

~~440.00~~



Thank you for your payment



Allow up to 48 hours for your payment to be reflected on your account statement.  
An email confirmation was sent to gochamps@aol.com.

Hallandale Beach, FL  
400 South Federal Highway Hallandale Beach, FL 33009  
954-457-1489  
<https://www.hallandalebeachfl.gov/>

Transaction details

Date: May 14, 2024 12:32 PM EDT

Payment to	Hallandale Beach, FL
Billing name	Michael Ferraro
Plan: PL-BSIP-24-03397   Invoice: 00072446	\$400.00

**Total \$400.00**

Payment information

Michael Ferraro  
Mastercard ending in 3788  
Confirmation number: MCTJKF53VG  
Transaction type: Purchase

Thank you for your payment.

 [Return to City of Hallandale Beach Self Service Portal](#)

MW Engineering, Inc.  
1220 NE 23rd Ave  
Pompano Beach, FL 33062  
+1 7543330877  
MarkWeber@MwEngineering.net  
<http://MwEngineering.net>

## Proposal

### ADDRESS

Jaimini Samaroo  
Paradise Harbour (300 Golden  
Isles Dr.)  
300 Golden Isles Drive  
Hallandale Beach, FL 33009

### SHIP TO

Jaimini Samaroo  
Paradise Harbour (300  
Golden Isles Dr.)  
300 Golden Isles Drive  
Hallandale Beach, FL 33009

PROPOSAL # 1132

DATE 02/05/2025

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DATE	ACTIVITY	QTY	RATE	AMOUNT
	<b>ENG RPTS</b>	1	2,500.00	2,500.00

Paradise Harbour located at 300 Golden  
Isles Drive Hallandale Beach, FL 33009

Engineering Services Proposal – Structural  
Assessment of Waterfront Seawall

**SCOPE OF WORK:** Seawall report  
proposal - Provide professional services by  
MW ENGINEERING, INC., to perform an  
overview inspection and assessment of the  
+/- 315 LF seawall and the preparation of  
Seawall Inspection and Engineer's  
Assessment Report including  
**CONCLUSIONS AND  
RECOMMENDATIONS.** The report will  
include an overview of the seawall  
condition including the condition of wall,  
condition of pilings, and cap etc., and  
recommendations for cost effective  
mitigation (**NEAR TERM AND LONG  
TERM**), repairs and or replacement. The  
report will be prepared under the authority  
of a licensed professional engineer and  
based on extensive inspection experience  
and professional opinion. The report will  
include findings necessary to meet City  
requirements and will include indexed  
photos.

In-water services to be performed by  
Diversified Diving Services in coordination  
with MW Engineering. Mark E. Weber, PE,

DATE	ACTIVITY	QTY	RATE	AMOUNT
	will be present for all on-site investigation and will prepare, sign and seal the findings report as Professional Engineer for authenticity. Not included: anything in addition to the items listed in the scope.			

Thank you for the opportunity to assist with your project. Please note that this proposal is limited to services described herein. Additional site visits, consulting, and engineering design shall be proposed under different cover. Also note that this proposal does not include any and all agency fees, zoning variances, special inspector fees or other types of special zoning use approval.	TOTAL			<b>\$2,500.00</b>
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Accepted By

Accepted Date

Good afternoon,

After review of the three proposals, here are our notes:

- Atlantic Coastal will minimally provide the seawall survey, but lacks context on what the scope of work entails and what they will provide. **\$2,200**
- MW Engineering will include an overview of the existing condition of the seawall components and their opinions and recommendations. They will include finding necessary to fulfill the City's requirements. These will be signed and sealed by a Florida registered Professional Engineer. **\$2,500**
- Certified Inspectors will provide their assessment and reports of their seawall findings with extensive photos. Also included in their scope is physically marked the wall for repairs, a map with a location of observed deficiencies, and possible opinions on the remaining service life of the seawall. **\$3,000**

MW Engineer and Certified Inspector give you more information and value than just the survey. We recommend selecting MW Engineering. MW Engineering will specifically provide all necessary information for the City along with their findings, recommendations, drawings, etc.

Regards,

Nathaly Horta  
Administrative Assistant

**SWAYSLAND**  
PROFESSIONAL ENGINEERING CONSULTANTS

Web: [swaysland.com](http://swaysland.com)  
Email: [assistant@swaysland.com](mailto:assistant@swaysland.com)  
Office: 954.473.0043

# **SWAYSLAND**

**PROFESSIONAL ENGINEERING CONSULTANTS**

May 24, 2024

Mr. Michael Ferraro, President  
Paradise Harbour Apartments, Inc.  
300 Golden Isles Drive  
Hallandale Beach, FL 33009

Re: Building Recertification Repairs/Structural

Dear Board Members:

It is our pleasure to offer this proposal concerning your need for professional engineering services. This document is an agreement between Paradise Harbour Apartments, Inc. (herein called CLIENT) and Swaysland Professional Engineering Consultants, Inc. (herein called ENGINEER). The scope of work is as follows:

## **PHASE I:**

- I.1. Prepare plans and specifications for the repairs indicated in the Structural Recertification Report. The plans and specifications are based upon conditions that are observable by visual observation and acoustic emission. Subsurface conditions may ultimately differ. The parties, accordingly, understand that the repairs quantities, ultimately encountered will differ from those initially estimated. The same set of plans and specifications will be used for all buildings.

(Note: CLIENT to provide as-built construction plans to ENGINEER for his use. If CLIENT does not have plans, and ENGINEER needs to obtain from building department, additional fees will be charged.)

The fee for the services set forth in Phase I above is \$6,500.00.

## **PHASE II:**

- II.1. Recommend contractors to perform the work and solicit bids from same.  
II.2. Conduct a pre-bid meeting at the site with the contractors and CLIENT'S representatives.  
II.3. Analyze bids received and make recommendations to CLIENT.

The fee for the services set forth in Phase II above is \$1,750.00.

## **PHASE III:**

- III.1. Perform periodic observations during the progress of the work and write brief field reports regarding whether the contractor is performing the work in substantial conformance with the ENGINEER'S plans and specifications. Submit reports to CLIENT and contractor.  
III.2. Attend on-site project meetings as requested.

- III.3. Review and approve contractor requests for payment.
- III.4. Perform a final inspection and determine that the work has been performed in substantial accordance with the plans and specifications.

The fee for the services set forth in Phase III will be charged at the ENGINEER'S standard hourly rates as set forth below.

If you concur with this proposal, please sign the original of this Agreement and return it to our office together with your initial payment of \$3,000.00. A payment of \$3,500.00 is due upon the completion of Phase I. A payment of \$1,750.00 is due upon completion of Phase II. The fees for the Phase III services will be invoiced on a monthly basis. Any services performed outside the scope of work will be charged at the ENGINEER'S standard rates as set forth below. Payment is due upon receipt of invoices. If at any time payments are not received within forty-five (45) days of receipt of the invoice, ENGINEER has the option of ceasing all further work and charging 1-1/2% per month on the uncollected amount.

#### ENGINEER'S STANDARD HOURLY RATES

Principal	\$340.00 per hour
Project Engineer III	\$260.00 per hour
Project Engineer II	\$240.00 per hour
Project Engineer I	\$225.00 per hour
Staff Engineer III	\$210.00 per hour
Staff Engineer II	\$195.00 per hour
Staff Engineer I	\$180.00 per hour
Engineering Technician	\$130.00 per hour
Draftsman	\$120.00 per hour
Support Personnel	\$ 95.00 per hour
Water Intrusion Kit (Infrared Camera/Moisture Meter)	\$125.00 per day
Concrete Strength Kit	\$ 45.00 per day
Tensile Pull Off Strength Kit	\$ 90.00 per day
Corrosion Rate Kit	\$200.00 per day

If the project exceeds a calendar year from the date of agreement execution, the ENGINEER reserves the right to update the agreement's standard hourly rates to the ENGINEER'S current standard hourly rates every calendar year from the date of agreement execution.

This agreement is for the preparation of engineering documents. The methodology used by the ENGINEER to produce these documents will be solely at the discretion of the ENGINEER. ENGINEER is the owner of the original documents pertaining to this project.

For terminating ENGINEER'S services, CLIENT must give ENGINEER seven (7) days written notice of perceived deficiencies in ENGINEER'S services, and must give ENGINEER the opportunity to remedy those perceived deficiencies. If these perceived deficiencies are not remedied by the ENGINEER within seven (7) days of ENGINEER'S

receipt of the written notice, ENGINEER'S services may be terminated. If payment is not received within forty-five (45) days of an invoice sent to CLIENT by ENGINEER, ENGINEER may terminate this agreement or suspend work under the agreement until payments have been made in full with interest.

In the event of any dispute concerning the accuracy or content of any invoice, CLIENT shall within ten (10) days of receipt of said invoice notify ENGINEER of the exact nature of the dispute. Any invoice not questioned within ten (10) days of receipt shall be deemed due and owing. In the event an invoice or portion of an invoice is disputed within ten (10) days of receipt, CLIENT shall be obligated to pay the undisputed portion of the invoice.

ENGINEER shall procure and maintain insurance policies with such coverage and in such amounts and for such periods of time as ENGINEER deems appropriate. CLIENT agrees that, to the fullest extent permitted by law, the total liability of the ENGINEER, ENGINEER'S principals or employees, or any representative of the ENGINEER to CLIENT for any and all injuries, claims, losses, expenses, or damages whatsoever arising out of or in any way related to the project at issue or to this Agreement from any cause or causes, including but not limited to ENGINEER'S negligence, errors, omissions, or breach of contract shall not exceed the total compensation received by the ENGINEER under this Agreement. **PURSUANT TO FL STATUTE SECTION 558.0035, AN INDIVIDUAL EMPLOYEE OR PRINCIPAL OF SWAYSLAND PROFESSIONAL ENGINEERING CONSULTANTS, INC. MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE.**

INVOICE

SWAYSLAND PROFESSIONAL  
ENGINEERING CONSULTANTS  
2890 Marina Mile Rd Suite 114  
Fort Lauderdale, FL 33312

jaimini@swaysland.com  
+1 (954) 473-0043  
www.swaysland.com



PD.  
8/2/24 Ch #123

Bill to  
Paradise Harbour Apartments, Inc.  
300 Golden Isles Drive  
Hallandale Beach, FL 33009

Invoice details  
Invoice no.: 24-731  
Terms: Upon Receipt  
Invoice date: 07/26/2024  
Due date: 07/26/2024

#	Date	Product or service	Description	Qty	Rate	Amount
1.	07/26/2024	EMS	Initial payment to commence building recertification repairs/structural.	1	\$3,000.00	\$3,000.00

Total \$3,000.00

Ways to pay



Overdue 07/26/2024

Pay invoice

This document is an Agreement, which if not executed and returned to the ENGINEER on or before August 31, 2024 shall be void.

We look forward to working with you on this project.

Sincerely,

SWAYSLAND PROFESSIONAL ENGINEERING CONSULTANTS, INC.

By: Stanley R. Swaysland  
Stanley R. Swaysland, P.E.  
President

PARADISE HARBOUR APARTMENTS, INC.

[Signature]  
Signature

Michael Ferraro pres.  
Print Name

Date: 7/25/24

Telephone No: 646 957 4775

If accepted, please provide the following information:

Legal Name: Paradise Harbour Apartment Inc.

Location Address: 300 Golden Isles Dr  
HALLANDALE Beach FL 33009

Contact: Michael Ferraro

Mailing/Billing Address: SAME

Phone: 646 957 4775 Fax: \_\_\_\_\_

Email: Gochamps@aol.com

Correspondence Preference: ☐ US Mail ☒ Email

Referred By: GARY GRASS



# AKOURI CONSULTING ENGINEERS

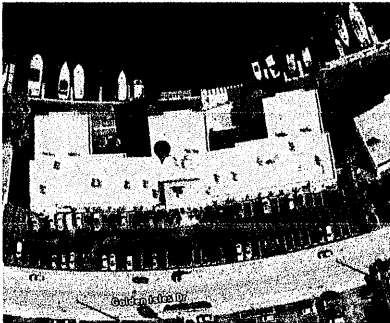
4651 SHERIDAN ST STE. 260 HOLLYWOOD FL 33021

OFFICE: 954.989.8885 EMAIL: [GEORGE@AKOURI.NET](mailto:GEORGE@AKOURI.NET) WEB: [WWW.AKOURI.NET](http://WWW.AKOURI.NET)

Tuesday, February 13, 2024

Paradise Harbour  
Michael Ferraro  
300 Golden Isles Drive  
Hallandale Beach FL 33009  
954-558-8029; [SALES@GOCHAMPS.COM](mailto:SALES@GOCHAMPS.COM)  
3 STORY, 59 UNITS, 1 RECREATION ROOM, POOL

RE: 25/30/40/50- Year Recertification for the Building located at:  
300 Golden Isles Drive  
Hallandale Beach FL 33009  
3 STORY, 59 UNITS, 1 RECREATION ROOM, POOL



Client Initial \_\_\_\_\_  
Consultant Initial: \_\_\_\_\_



Buildings as outlined above.

**Consultant:** Akouri Consulting Engineers Inc. (ACE)  
George Akouri, M.S.C.E., P.E. (Akouri Consulting Engineers Inc and George Akouri being collectively referred to herein as the "Consultant")  
Professional Engineer PE# 0049526  
Certified General Contractor CGC058841  
Certified Roofing Contractor CCC1329062

**Client:** Paradise Harbour

The undersigned agrees to the terms and conditions below as the entire agreement (herein, the "Agreement") for engineering services between the Client and Consultant. The Consultant will serve as a professional engineer in the following matters:

1. Perform site visits for a structural and electrical inspection at the above referenced property.
2. Provide structural and electrical recertification reports in forms acceptable to the Local Building Department.

Note: Client must provide access to the roof, a ladder, and a helper to hold the ladder in place.

Excluding:

- a. Long ladder to reach roof higher than 10 feet. Client must provide access to roof or ladder and a handyman to set up the ladder. Otherwise, an additional fee will apply in addition to the reinspection fee.
- b. Client must provide access to the roof, entire building, all balconies, ceiling spaces. Client must provide an assistant to move the ladder all around.
- c. Type A ladder to reach ceiling higher than 10 feet. Client must provide a ladder and a handyman

Client Initial \_\_\_\_\_  
Consultant Initial: \_\_\_\_\_

*Handwritten signature/initials*

to set up the ladder. Otherwise, an additional fee will apply in addition to the reinspection fee.

- d. Revisit to inspect spaces that were not accessible on the first visit (if applicable).
- e. Revisit to inspect corrected deficiencies (if any).
- f. Crawl space inspection.
- g. Submitting the 25/30/40/50 years recertification form to the Local Building Department. The Client shall be responsible for submitting the 25/30/40/50 years recertification form to the Local Building Department and the payment for all fees.
- h. Damaged and/or compromised Concrete balustrades cannot be repaired and must be replaced.
- i. The client must ensure uninterrupted access. Both the front door of the unit and the sliding balcony door should be opened prior to our arrival. Should we need additional visits to complete the inspection due to interruptions in accessing the front or sliding doors, a fee of \$750.00 per visit will apply.

### **Fees & Expenses:**

The consultant's fee is a lump sum of \$3,500.00 with two (2) free reinsertion, payable via check in the mail, at the time of inspection, or at our office in Hollywood prior to releasing our work. Online payments and wire transfers are not accepted due to concerns about scams and fraud.

The fee proposal is valid for thirty (30) calendar days from the date of this proposal. It is subject to increase thereafter.

ACE must be compensated with an hourly fee of \$750.00 for structural and electrical for ANY site revisit necessary to complete the inspection of spaces that were not accessible during the initial site visit or to reinspect corrected deficiencies that are considered minor (if any).

Corrections that are considered to be major must be addressed in accordance with plans prepared by an engineer and approved by the Local Building Department before ACE will reinspect. The fee for reinspecting permitted deficiencies will be the same as detailed above.

Client Initial \_\_\_\_\_  
Consultant Initial: \_\_\_\_\_



**Note from the Engineer:**

As a professional engineer, it is crucial for me to emphasize that maintaining independent and unbiased evaluation and assessment is of utmost importance. It is my responsibility to uphold engineering ethics and good practices throughout my work process. One fundamental principle of engineering ethics is objectivity, which means that my professional judgment should not be influenced by any external parties involved in the project, including the owner, contractor, attorney, other professional engineers, or any other entity.

This principle exists to safeguard the integrity of my work and ensure its accuracy and reliability. By maintaining independence in my evaluations, I can provide an objective and unbiased perspective. This allows me to identify any potential issues, deficiencies, or areas that require attention, thereby ensuring safety and integrity.

It is important to note that my evaluation and assessment are considered final, based on my professional expertise and knowledge. However, as a client, you have the right to seek a second opinion from another qualified professional if you desire additional assurance or clarification.

By upholding the principles of engineering ethics and good practice, I strive to ensure the highest standards of professionalism and integrity in my work. Should you have any further questions or concerns, I am more than willing to address them and provide any necessary clarification.

Client Initial: \_\_\_\_\_  
Consultant Initial: \_\_\_\_\_

A handwritten signature in black ink, appearing to be the initials "AK" followed by a stylized flourish.

**Limited Liability:**

Client expressly agrees that to the fullest extent permitted by law, Consultant's maximum liability to Client for claims arising from General Liability and/or Consultant's professional acts, errors, or omissions, shall be \$2,500. In the event Client desires a higher limitation of liability, Consultant may increase this limit for a higher fee commensurate with the increased risk to consultant, and this paragraph will be amended by separate written agreement. As used in this paragraph, the term "liability" means liability of any kind, whether in contract (including breach of warranty), in tort (including ACE's own negligence and/or the negligence of any other person, party or entity), in strict liability, or otherwise, for any and all injuries, claims, losses, expenses, or damages whatsoever arising out of or in any way related to Consultant's services or the services of Consultant's subcontractors, other consultants, agents, officers, directors, and employees from any cause(s). Consultant shall not be liable for any claims of loss of profits or any other indirect, incidental, or consequential damages of any nature whatsoever.

As a routine matter, in order to avoid possible misunderstanding, nothing in this proposal should be construed directly or indirectly as a guarantee for any portion of the described services. To the best of our knowledge and ability, the work described in this proposal will represent accurate performance and evaluation to include acceptable design to the extent reasonable possible.

PURSUANT TO SECTION 558.0035 OF THE FLORIDA STATUTES, AN INDIVIDUAL EMPLOYEE OR AGENT MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE.

**Hold Harmless and Indemnification:**

The Client and/or contractors performing the design work prepared by ACE, if any, shall be responsible for initiating, maintaining, and supervising all safety precautions and programs in connection with the Work. Safety precaution must in in compliance with OASHA and all applicable codes and/or any related construction guidance. Client and/or contractors shall take all reasonable precautions for the safety of, and shall provide all reasonable protection to prevent damage, injury or loss to (1) all employees performing the Work and other persons who may be affected thereby, (2) all the Work and all materials and equipment to be incorporated therein, and (3) other property at the site or adjacent thereto. Client and/or contractors shall post all notices and comply with all applicable laws, ordinances, rules, regulations, and orders of any public authority bearing on the safety of persons and property and their protection from damage, injury or loss. To the fullest extent permitted by law, the Client and/or contractors shall indemnify, defend and hold harmless the Consultant/professional, the special inspector, and their respective its agents and employees from and against all claims, damages, losses and expenses, including but not limited to attorneys' fees arising out of or resulting from the performance of the Work. In addition, this indemnification, hold harmless and duty to defend obligation will apply to all acts, conduct, omissions and negligence of the Client and/or contractors with respect to any such claim, damage, loss or expense (1) that is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property as well as Work not performed in accordance

Client Initial \_\_\_\_\_  
Consultant Initial: \_\_\_\_\_



with the engineers' specifications, including the loss of use resulting therefrom, and (2) that is caused in whole or in part by any act or omission or negligence of the Client, Contractor, Subcontractor, any Sub-Subcontractor, any sub-Sub-Subcontractor, any material or equipment supplier, anyone directly or indirectly employed by any of them. Such obligation shall not be construed to negate, abridge, or otherwise reduce any other right or obligation of indemnity which would otherwise exist as to any party or person described in this paragraph. In any and all claims against the Consultant, or any of their agents or employees by any employee of the Client, Contractor, Subcontractor, any Sub-Subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, the indemnification obligation under this paragraph shall not be limited by any limitation on the amount or type of damages, compensation or benefits payable by or for the Client, Contractor, Subcontractor or any Sub-Subcontractor under workers' or workmen's compensation acts, disability benefit acts or other employee benefit acts. The foregoing indemnity from Client, Contractor, Subcontractor or any Sub-Subcontractor shall be applicable to all losses, damages, expenses or claims for damage or injury to any person or property, correcting defective work resulting from their acts, omissions, negligence, recklessness or intentional wrongful misconduct of Client, Contractor, Subcontractor or any Sub-Subcontractor, and persons employed or utilized by Subcontractor relating to the performance of Work as described in the specification prepared by the Consultant. This indemnification provision is incorporated by reference into the agreement. The Client, Contractor, Subcontractor, or any Sub-Subcontractor shall promptly remedy all damage or loss to any property caused in whole or in part by the Subcontractor, any Sub-Subcontractor, any sub-Sub-Subcontractor, or anyone directly or indirectly employed by any of them, or by anyone for whose acts any of them may be liable.

**Limited services:**

ACE will respond to all comments made by any entity such as, the client, the Local Building Department, architects, engineers, consultants, etc. and ACE will address all comments by submitting revisions relevant to ACE's work for no additional fees. However, this office will start billing the client in accordance with an approved change order for the following:

1. After the second revision by the Client and/or any other entity such as, building department, architects, engineers, consultants, etc. The fee in this proposal includes only two revisions.
2. Comments, Changes and/or revisions to our work after six (6) months from the date shown on the executed reports and/or plans.

Neither this Agreement nor any right, interest or obligation herein may be assigned, transferred or delegated to any third party without the prior written consent of the other party, whose consent may be withheld for any reason

Client Initial \_\_\_\_\_  
Consultant Initial: \_\_\_\_\_



**Termination for Convenience:**

Termination for Convenience. Either party may terminate this Agreement without cause and at any time upon giving 30 days' prior written notice to the other party. Such termination will be effective on the date stated in the notice.

**Very Important Note:**

This Agreement will confirm that we, the undersigned, have retained Akouri Consulting Engineers (ACE) to perform the above-described services. We agree that ACE will have irrevocably earned its fee upon signing this agreement. If we fail to pay promptly as stated in this Agreement, or if we decide to cancel this Agreement at any time after signing this Agreement, ACE shall have the right to charge the full amount stated in this Agreement with interest at (1.5%) per month. ACE shall be entitled to reimbursement for all attorney's fees and costs incurred in collecting any money owed by us in addition to the fee earned.

Client hereby represents and warrants that: (a) it is not relying upon any statements, understandings, valuations, representations, expectations, inducements or agreements other than those expressly set forth in this Agreement; (b) they have been represented and advised by or have had the opportunity to have the terms herein and consequences thereof explained by their respective counsel in connection with this Agreement.

The parties hereto each acknowledge that each has contributed substantially and materially to the negotiation and preparation of this Agreement. As such, this Agreement shall not be construed more strictly against one party than against another merely by virtue of the fact that it may have been prepared by one of the Parties. The Parties agree and direct that the rule of contract construction providing that ambiguous contract terms should be interpreted against the drafting party shall neither apply nor be applied to this Agreement.

This Agreement shall be construed in accordance with and governed by the laws of the State of Florida. The Parties agree that the exclusive venue for any litigation between them shall lie in the state courts in Broward County, Florida.

EACH OF THE PARTIES TO THIS AGREEMENT HEREBY KNOWINGLY, VOLUNTARILY AND INTENTIONALLY WAIVES ANY RIGHT TO TRIAL BY JURY OF ANY CLAIM OR CAUSE OF ACTION ARISING OUT OF THE THIS AGREEMENT. EACH PARTY CERTIFIES THAT NO OTHER PARTY, OR ANY OF ITS REPRESENTATIVES, AGENTS, OR COUNSEL HAS REPRESENTED, EXPRESSLY OR OTHERWISE, THAT IT WOULD NOT, IN THE EVENT OF ANY SUCH SUIT, SEEK TO ENFORCE THIS WAIVER OF RIGHT TO TRIAL BY JURY.

This Agreement may be executed in one or more counterparts, each of which shall be deemed to be an original, but all of which shall constitute one and the same agreement. A facsimile or E- Mail transmission of this Agreement and any signatures thereon shall be considered, for all purposes, as originals.

Client Initial \_\_\_\_\_  
Consultant Initial: \_\_\_\_\_

A handwritten signature in black ink, appearing to be a stylized representation of the letters "AK" or similar, located in the bottom right corner of the page.



Paradise Harbour

Client's Name

Michael Ferraro

Client's Representative Name

(The signer of this document must be either an owner, a board member, or a legally authorized representative)

[Signature]

Client's Representative Signature

Title:

Date:

3/8/24

Akouri Consulting Engineers

Name of Consultant

Certificate Auth. 7357 (Business Engineering License)

By: \_\_\_\_\_

Date:

Consultant Signature

George Akouri, MSCE, P.E.

Professional Engineer PE# 0049526

Certified General Contractor CGC058841

Certified Roofing Contractor CCC1329062

**Confidentiality Note:**

The information contained in this Document is legally privileged and confidential, intended only for the use of the individual or entity named above (Client). If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication and document to any third party or entity other than intended recipient (Client) is strictly prohibited. All standard rates above and any and all sensitive fact material statements such as rates, strategies, planning and engineering methodology used in this document are considered trade secrets and shall be strictly confidential of which transmission or communication to any third party either in written or verbal format, or any other method of communication is strictly prohibited absent written consent by Akouri Consulting Engineers Inc.

Client Initial: \_\_\_\_\_

Consultant Initial: \_\_\_\_\_

[Signature]



# City Of Hallandale Beach, FL - Building Division

## PLAN CORRECTIONS REPORT (PL-BSIP-24-03397)

<b>PLAN ADDRESS:</b>	300 GOLDEN ISLES DR, HALLANDALE BEACH, FL 33009	<b>PARCEL:</b>	514226RT9999
<b>APPLICATION DATE:</b>	05/14/2024	<b>SQUARE FEET:</b>	0.00
<b>EXPIRATION DATE:</b>	12/30/2024	<b>VALUATION:</b>	\$0.00
		<b>DESCRIPTION:</b>	BUILDING SAFETY INSPECTION - 50- YEAR MARK

Contacts	Name	Company	Address
Applicant	MICHAEL FERRARO		300 GOLDEN ISLES DR, # 202, Hallandale Beach, F 33009
Property Owner	PARADISE HARBOUR APTS INC		300,
	PARADISE HARBOUR APTS INC		

1 Building Nebojsa Madic Ph: email: nmadic@cohb.org  
Building Plan Review

Correction: General Correction

Comments: See previous comments. Report still says that Repairs are needed.

Comments: Safety inspection noted repairs are required, this safety report cannot be approved until such time that the repairs are carried out and a new safety inspection report submitted. Work will require a permit to be applied for, issued, and completed; FBC BCA 110.15

Comments: Repairs or modifications are found to be necessary as a result of the Building Safety Inspection Report. The owner shall have a total of 180 days from the date of the Building Safety Inspection Report in which to correct the Structural deficiencies. Work will require a permit to be applied for, issued, and completed. Once the corrections have been completed a Professional Engineer, or Registered Architect shall re-inspect the areas noted on the original report and shall provide a signed and sealed letter stating the corrections have all been completed.

Comments: According to the Safety Report Repairs are still not completed. Proved final report once all repairs are completed and permit closed out,



# City Of Hallandale Beach, FL - Building Division

## PLAN CORRECTIONS REPORT (PL-BSIP-24-03397)

**PLAN ADDRESS:** 300 GOLDEN ISLES DR, HALLANDALE BEACH, FL 33009 **PARCEL:** 514226RT9999  
**APPLICATION DATE:** 05/14/2024 **SQUARE FEET:** 0.00 **DESCRIPTION:** BUILDING SAFETY INSPECTION - 50- YEAR  
**EXPIRATION DATE:** 10/29/2024 **VALUATION:** \$0.00 **MARK**

Contacts	Name	Company	Address
Applicant	MICHAEL FERRARO		300 GOLDEN ISLES DR, # 202, Hallandale Beach, F 33009
Property Owner	PARADISE HARBOUR APTS INC		300,
	PARADISE HARBOUR APTS INC		

1 Building Nebojsa Madic Ph: email: nmadic@cohb.org  
Building Plan Review

Correction: General Correction

Comments: Comments are only partially addressed. Signature of a licensed professional is still not Recognized as a third party verified. It was sent as a copy.

Comments: Unable to verify the validation/certification of the digital signature/seal of the (document); please provide the original third party verified digitally signed and sealed version of the document; FBC BCA 107.3.4 and FAC 61G15-23 and FAC 61G1-16.

Comments: Safety inspection noted repairs are required, this safety report cannot be approved until such time that the repairs are carried out and a new safety inspection report submitted. Work will require a permit to be applied for, issued, and completed; FBC BCA 110.15

Comments: Repairs or modifications are found to be necessary as a result of the Building Safety Inspection Report. The owner shall have a total of 180 days from the date of the Building Safety Inspection Report in which to correct the Structural deficiencies. Work will require a permit to be applied for, issued, and completed. Once the corrections have been completed a Professional Engineer, or Registered Architect shall re-inspect the areas noted on the original report and shall provide a signed and sealed letter stating the corrections have all been completed.

Comments: According to the Safety Report Repairs are still not completed. Proved final report once all repairs are completed and permit closed out,

\* Comments: Comments are partially addressed. Please provide the original digitally signed version of the engineered document; copy provided unable to verify validation/certification or validation was corrupted; FAC 61G15-23 and FAC 61G1-16.

2 Electrical Joseph Faris Ph: email: jfaris@cohb.org  
Electrical Plan Review

Correction: General Correction

\* Comments: 22-24,.Previous comment

Comments: 9-24, FBC 107.3.4, Plans/ Documents must be Digitally Signed & Sealed by Design Professional, Digital Seal must be provided with third party verification.

Unable to verify the validation/certification of the digital signature/seal of the (document); the fact that it has a digital stamp on it has no bearing, the digital document should have an encryption within it (not seen), if it is not there the document is just a copy; please provide the original third party verified (required as of October 1, 2022) digitally signed and sealed version of the document; FBC BCA 107.3.4 and FAC 61G15-23 and FAC 61G1-16

3rd party verification



# City Of Hallandale Beach, FL - Building Division

## PLAN CORRECTIONS REPORT (PL-BSIP-24-03397)

**PLAN ADDRESS:** 300 GOLDEN ISLES DR, HALLANDALE BEACH, FL 33009 **PARCEL:** 514226RT9999  
**APPLICATION DATE:** 05/14/2024 **SQUARE FEET:** 0.00 **DESCRIPTION:** BUILDING SAFETY INSPECTION - 50- YEAR  
**EXPIRATION DATE:** 07/15/2024 **VALUATION:** \$0.00 **MARK**

Contacts	Name	Company	Address
Applicant	MICHAEL FERRARO		300 GOLDEN ISLES DR, # 202, Hallandale Beach, F 33009
Property Owner	PARADISE HARBOUR APTS INC PARADISE HARBOUR APTS INC		300,

1 Building Nebojsa Madic Ph: email: nmadic@cohb.org  
Building Plan Review

Correction: General Correction

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Comments: The report identified that repairs are required, however, the report failed to identify whether the building was safe to occupy, need to submit a letter identifying the current condition of the building; BORA Policy #05-05.

2 Electrical Joseph Faris Ph: email: jfaris@cohb.org  
Electrical Plan Review

Correction: General Correction

Comments: 9-24, FBC 107.3.4, Plans/ Documents must be Digitally Signed & Sealed by Design Professional, Digital Seal must be provided with third party verification.

Unable to verify the validation/certification of the digital signature/seal of the (document); the fact that it has a digital stamp on it has no bearing, the digital document should have an encryption within it (not seen), if it is not there the document is just a copy; please provide the original third party verified (required as of October 1, 2022) digitally signed and sealed version of the document; FBC BCA 107.3.4 and FAC 61G15-23 and FAC 61G1-16



# City Of Hallandale Beach, FL - Building Division

## PLAN CORRECTIONS REPORT (PL-BSIP-24-03397)

**PLAN ADDRESS:** 300 GOLDEN ISLES DR, HALLANDALE BEACH, FL 33009

**PARCEL:** 514226RT9999

**APPLICATION DATE:** 05/14/2024

**SQUARE FEET:** 0.00

**DESCRIPTION:** BUILDING SAFETY INSPECTION - 50- YEAI  
**MARK**

**EXPIRATION DATE:**

**VALUATION:** \$0.00

Contacts	Name	Company	Address
Applicant	MICHAEL FERRARO		300 GOLDEN ISLES DR, # 202, Hallandale Beach, F 33009
Property Owner	PARADISE HARBOUR APTS INC PARADISE HARBOUR APTS INC		300,

1 Building Nebojsa Madic Ph: email: nmadic@cohb.org

Building Plan Review

Correction: General Correction

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**Comments:** Unable to verify the validation/certification of the digital signature/seal of the (document); please provide the original third party verified digitally signed and sealed version of the document; FBC BCA 107.3.4 and FAC 61G15-23 and FAC 61G1-16.

2 Electrical Joseph Faris Ph: email: jfaris@cohb.org

Electrical Plan Review

Correction: General Correction

**Comments:** 4-24, Provide the current Building Safety Inspection Form, available at:<https://www.broward.org/CodeAppeals/Pages/SafetyInspectionProgram.aspx>. Provide Electrical Safety Report.

**ELECTRICAL SAFETY INSPECTION REPORT FORM**Inspection Firm or Individual Name: George AkouriAddress: 4651 Sheridan Street Suite 260 Hollywood FL 33021Telephone Number: 954-292-7314Inspection Commenced Date: 04/17/2024Inspection Completed Date: 04/17/2024☒ No Repairs Required☐ Repairs are Required as Outlined in the Attached Inspection Report

Florida Licensed Professional:

☒ Engineer☐ ArchitectName: George AkouriLicense Number: 49526

Seal

I am qualified to practice in the discipline in which I am hereby signing,

Signature: George Akouri 11/25/24Date: 11-25-24

This report has been based upon the minimum inspection guidelines for building safety inspection as listed in the Broward County Board of Rules and Appeals Policy #05-05. To the best of my knowledge and ability, this report represents an accurate appraisal of the present condition of the structure based upon careful evaluation of observed conditions to the extent reasonably possible.

**1. DESCRIPTION OF STRUCTURE**

- |   |   |                              |
|---|---|------------------------------|
| a. Name on Title:   | PARADISE HARBOUR APTS. INC. (Reference)                       |                              |
| b. Street Address:  | 300 GOLDEN ISLES DR. HALLANDALE BEACH, FL 33009               |                              |
| c. Legal Description:                                     | PARADISE HARBOUR APTS CO-OP UNIT 202 (Reference)              |                              |
| d. Owner's Name:  | PARADISE HARBOUR APTS. INC. (Reference)                       |                              |
| e. Owner's Mailing Address:                               | 300 GOLDEN ISLES DR HALLANDALE BEACH FL 33009 (Reference)     |                              |
| f. Email Address:   | sales@gochamps.com  | Contact Number: 954-558-8029 |
| g. Folio Number of Property on which Building is Located: | 5142 26 RT 9999(Reference)                                    |                              |
| h. Building Code Occupancy Classification:                | R   |                              |
| i. Present Use:   | Condominium building  |                              |
| j. General Description:                                   | Three (3) story condominium building Type of Construction: II |                              |
| k. Square Footage:  | Approx. 57,360  | Number of Stories: 3         |

RECEIVED  
11/26/24



# AKOURI CONSULTING ENGINEERS

4651 SHERIDAN ST STE. 260 HOLLYWOOD FL 33021

OFFICE: 954.989.8885 EMAIL: GEORGE@AKOURI.NET WEB: WWW.AKOURI.NET

**April 29, 2024**

Name on Title: Paradise Harbour Apts. INC. (Reference)  
Address: 300 Golden Isles Dr. Hallandale Beach, FL 33009  
Folio #: 5142 26 RT 9999(Reference)  
Legal Description: PARADISE HARBOUR APTS CO-OP UNIT 202 (Reference)  
Reference: Photos required by the 25/30/40-year recertification report.

## 1. Aerial photography.



**STRUCTURAL SAFETY INSPECTION REPORT FORM**Inspection Firm or Individual Name: George AkouriAddress: 4651 Sheridan Street Suite 260 Hollywood FL 33021Telephone Number: 954-292-7314Inspection Commenced Date: 04/17/2024Inspection Completed Date: 04/17/2024
☐ No Repairs Required
 ☒ Repairs are Required as Outlined in the Attached Inspection Report

Florida Licensed Professional:



Engineer

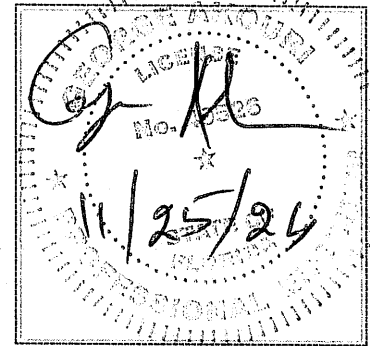
☐ Architect
Name: George AkouriLicense Number: 49526

Threshold Building – Certified Special Inspector

Yes



No



Seal

I am qualified to practice in the discipline in which I am hereby signing,

Signature: Date: 11-25-24

This report has been based upon the minimum inspection guidelines for building safety inspection as listed in the Broward County Board of Rules and Appeals Policy #05-05. To the best of my knowledge and ability, this report represents an accurate appraisal of the present condition of the structure based upon careful evaluation of observed conditions to the extent reasonably possible.

**1. DESCRIPTION OF STRUCTURE**a. Name on Title: **PARADISE HARBOUR APTS. INC. (Reference)**b. Street Address: **300 GOLDEN ISLES DR. HALLANDALE BEACH, FL 33009**c. Legal Description: **PARADISE HARBOUR APTS CO-OP UNIT 202 (Reference)**d. Owner's Name: **PARADISE HARBOUR APTS. INC. (Reference)**e. Owner's Mailing Address: **300 GOLDEN ISLES DR HALLANDALE BEACH FL 33009 (Reference)**f. Email Address: **sales@gochamps.com**Contact Number: **954-558-8029**g. Folio Number of Property on which building is located: **5142 26 RT 9999(Reference)**h. Building Code Occupancy Classification: **R**i. Present Use: **Condominium building**j. General Description: **Three (3) story condominium building** Type of Construction: **II**k. Square Footage: **Approx. 57,360**Number of Stories: **3**

l. Is this a Threshold Building (per F.S. 553.71):

Yes



No