

THE REGENCY ROOFING COMPANIES, INC.

5081 Lantana Rd., Lantana, Florida 33463 Field Office W.P.B.
 Phone: (561) 439-6668 or 1-800-742-5348 Fax: 561-967-2601



PROPOSAL SUBMITTED TO Fort Lauderdale Historical Society, Inc.		PHONE: Customer (954) 463-4431	PHONE: Job (954) 463-4431	DATE 12/10/2013	INITIALS KAK
STREET 219 SW 2nd Ave		JOB NAME New River Inn - Metal Reroof			
CITY, STATE AND ZIP CODE Fort Lauderdale, FL 33301		JOB LOCATION 229 SW 2nd Ave, Fort Lauderdale, FL, 33301			
REPRESENTATIVE Dennis Medaglia-John J. Zivich	CMP DIV S/M	CONTRACT NO.	SUBDIVISION	PHONE: Office	PHONE: Beeper

We hereby submit specifications and estimates for:

REROOFING OF NEW RIVER INN AT ABOVE JOB LOCATION: (Excluding Flat Roofs)

- A. One existing metal roof will be removed and disposed of at county landfill.
- B. All existing sheathing will be inspected. If existing sheathing is bad, rotten, missing or not up to current Code it will be replaced at \$4.00 per lineal foot.
- C. Existing sheathing will be renailed to code.
- D. Versashield will be installed on entire roof deck prior to metal installation.
- E. Sheathing will be felted with 30 lb. Base felt and tin tagged.
- F. A protective one (1) layer bituthene underlayment will be installed over entire roof deck. (Poly Stick MU)
- G. Metal roofing will be **Englert Series A1300** - .032 aluminum coated with a Kynar 500 color finish. 1-1/2" mechanical lock seam with a panel width of 16", double lock 180 degree seam. Englert R clip 1300 fixed, 24 gauge stainless steel clip assembly to fasten panel to decking. Clip spacing: 24" o.c. field, 8" o.c. perimeter, and corners. Oil canning is a characteristic of light gauge architectural metals and is not a flaw and therefore is not a cause for rejection. Colors: Charcoal Gray, Slate Gray or Dove Gray.
- H. Clips to be fastened with four (4) stainless steel #10 self tapping pan head screws of sufficient length to penetrate through the sheathing a minimum of 3/16".
- I. Hips, Ridges and valleys will be installed as per manufacturers specifications.
- J. All existing flashings will be replaced with new. (Valley, drip, wall, etc...)
- K. Turbine vents will be eliminated.
- L. Gutters and downspouts will be removed and new 6" half round aluminum gutters will be installed on the eave perimeter of main roof and the East and South Balcony Roofs. Brackets will be installed on rafters. Color to match roof.
- M. All excess pallets, bandings and scrap will be hauled away and premises cleaned daily.

You, the buyer, may cancel this transaction at any time prior to midnight of the third business day after the date of acceptance.

Continued on next page...

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Corporate Officer's Signature _____

Note: This proposal may be withdrawn by us if not accepted within 10 days.

Acceptance of Proposal FLORIDA STATE ROOFING LICENSE # CCC-1325682

The above prices, specifications and conditions are satisfactory and are hereby accepted. ORAL Representations will not be relied upon to accurately state the intent of the Regency Roofing Companies, Inc. You are authorized to do the work as specified. Payment will be made as outlined above. I recognize this proposal as my statement for the above work.

Date of Acceptance: X

Signature X
OWNER OF PROPERTY

Signature X
CO-OWNER OF PROPERTY

Please return white copy upon acceptance.

REVISED 02/13/2004 BJM

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REPRESENTATIVE Dennis Medaglia-John J. Zivich	CMP DIV S/M	CONTRACT NO.	SUBDIVISION	PHONE: Office	PHONE: Beeper

We hereby submit specifications and estimates for:

REROOFING OF NEW RIVER INN AT ABOVE JOB LOCATION: (Excluding Flat Roofs)

- N. The Regency Roofing Companies, Inc., is a State Licensed Roofing contractor, (License # CCC 1325682) and are fully insured. Contractor will apply and pay for building permit. Any deed restrictions are the responsibility of the property owner.
- O. In no event will contractor be liable to owner or anyone claiming through owner or against contractor for any direct, indirect, special or consequential damages, including bodily injury and/or property damage, resulting from, arising out of, or aggravated by: (1) vibration during the job process, or (2) moisture related deterioration, including mold, mildew, fungi or their spores, or any rot, decay, or deterioration of wood products caused by prolonged or repeated contact with water or moisture.
- P. The Regency Roofing Cos., In., will issue a Five (5)-Year Limited Transferable Warranty for the workmanship on the new roof upon full payment of this contract. This Warranty is Non-Prorated (sample warranties available upon request). A 25 Year Finish Warranty on material will be provided by Manufacturer. Warranties will become invalid if payments are not made according to contract terms. Warranty given under this contract does not include the cost to abate, remove or clean mold that may be found on the premises in the future.
- Q. Prices are based on payments made by check or cash.
- R. Exhibit A is attached to comply with FL Construction Lien Law & FL Construction Ind Recovery Fund.

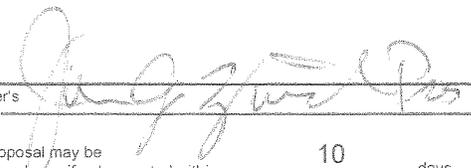
Notes: *Job completion start to finish – 16 working days (Weather permitting)*

You, the buyer, may cancel this transaction at any time prior to midnight of the third business day after the date of acceptance.

We Propose hereby to furnish material and labor - complete in accordance with above specifications for the sum of:
 One hundred twelve thousand five hundred _____ dollars (\$112,500.00)

Payments to be made as follows: (make checks payable to Regency Roofing Cos., Inc.)
TO BE DISCUSSED

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Corporate Officer's Signature 

Note: This proposal may be withdrawn by us if not accepted within 10 days.

Acceptance of Proposal FLORIDA STATE ROOFING LICENSE # CCC-1325682

The above prices, specifications and conditions are satisfactory and are hereby accepted. ORAL Representations will not be relied upon to accurately state the intent of the Regency Roofing Companies, Inc. You are authorized to do the work as specified. Payment will be made as outlined above. I recognize this proposal as my statement for the above work.

Date of Acceptance: X

Signature X
OWNER OF PROPERTY

Signature X
CO-OWNER OF PROPERTY

Please return white copy upon acceptance.

REVISED 02/13/2004 BJM

PROPOSAL

ROOFING • SHEET METAL • METAL TRUSSES • DECKING • AIR CONDITIONING

Crowther Rep: Michael Crowther
Submitted To: Robert Fox
Address: 219 SW 2nd Ave.
City,State,Zip: Ft. Lauderdale, FL 33301

Date: 3-20-13
Location Name: Fort Lauderdale History Center
Address: 219 SW 2nd Ave
City,State,Zip: Fort Lauderdale, FL 33301

Attn.: Robert Fox
Phone: 954-463-4431 ext. 18
Fax:
Email: Rfox@flhc.org

We hereby submit specifications and estimates for the following work at the above referenced location:

SCOPES OF WORK

Cedar Shake Re-Roof-King-Cromartie House (2,469 square feet)

- Roof Assembly designed from NOA # 11-1018.06
- Tear-off existing Cedar shake roof system down to existing wood plank deck
- Inspect existing planks and re-nail to applicable building code.
 - Please see deteriorated plywood qualification below for replacement costs
- Furnish and install new 30 # felt with Rink shank nails and applicable Tin Tags per NOA
- Furnish and install Green River Cedar Plus shakes per NOA # 11-1018.06
- Furnish and install 16 OZ copper eave drip, valley and necessary Rake and wall flashings as necessary per applicable building code
- Install Fluted Copper Hip and Ridge as requested
- Furnish and install appropriate flashings at all existing VTR pipe penetrations and Dormers
- Crowther Roofing to provide 2 year installers warranty upon completion

New River Inn (Approx. 3,666 SF Sloped Roof..Approx 144 SF Flat Roof)

- **Sloped Roof (Approx 3,666 SF)**
- **Assembly based from NOA # 10-0603.06**
- Tear off existing Metal shingle roofs and existing underlayment down to existing Wood Plank Deck and dispose at an approved off site location
- Inspect existing planks and re-nail to applicable building code.
 - Please see deteriorated plywood qualification below for replacement costs
- Furnish and install 30# felt fastened to existing wood plank with Ring shank nails and Tin Tags
- Furnish and install new 24 ga eave drip, Head wall, rake wall and valleys as necessary
- Furnish and install 18" Wide Strip of WR Grace Peel N Stick at all eave and rake areas
- Furnish and install full sheet WR Grace Ice and Water shield at Valley applications as necessary
- Furnish and install Versashield as approved Fire Barrier per NOA
- Furnish and install 24 ga ML 100 16 5/8" width Sentrigrard panels fastened per NOA # 10-0603.06
- Furnish and install 24 ga mill finish galvalume 1/2 round gutter at low slope roof areas
- Furnish and install 24 ga mill finish Galvalume 5" Round DS
- Remove 4 existing Dormers (2 ea from North Hip area and 2 ea from South Hip Area) and replace with new wood deck, dry-in and metal assembly to match existing)
- Furnish and install 2 ea passive turbine ventilators at existing ridge line
- Upon completion Manufacturer to provide labor and material warranty
- Crowther Roofing to provide 2 year installers warranty upon completion

*See reverse side and additional page(s) attached (if necessary) for additional proposal terms, qualifications and scope of work identification.

Crowther proposes to perform the aforementioned scope for the following:

King Cromartie House-Cedar Shake Replacement as per above scope.....\$ 60,550.00
New River Inn Flat and Sloped Roof Replacement as per above scope.....\$112,395.00

Payment to be made as follows: Progressive Payments with 100% Due Upon Completion.

THE ABOVE REFERENCED PROPOSAL IS MADE SUBJECT TO THE TERMS AND CONDITIONS AS LISTED HEREIN. PLEASE REVIEW, SIGN BELOW AND RETURN TO CROWTHER FOR FINAL AKNOWLEDGEMENT AND SIGNATURE. ONE COPY OF THIS FULLY EXECUTED PROPOSAL WILL BE RETURNED FOR YOUR FILE.

Acceptance of Proposal:

The undersigned also acknowledges acceptance of all terms and conditions contained on the reverse side hereof ("Terms and Conditions"), which are incorporated herein and made part of this proposal for the work to be performed. Performance of the contract will be in accordance with the terms and conditions set forth on the reverse side hereof, together with any modifications, changes or addition to this agreement, which are made in writing and signed by both Owner and an authorized representative of Crowther Roofing & Sheet Metal of Florida, Inc.

OWNER/AGENT:

Signature
Printed Name: _____
As agent and/or on behalf of Owner
Title: _____

Date: _____

Ask about our Investment Protection Programs:



CROWTHER:

Signature
Printed Name: _____

Title: _____

Date: _____

Florida Contractors License Numbers:
CCC 039822
CAC056951

*See reverse side and additional page(s) attached (if necessary) for additional proposal terms, qualifications and scope of work identification.



State Certified Licenses: Roofing #CCC047136 • General Contracting #CCC062012
792 Northeast 45th Street • Oakland Park, Florida 33334
(954) 791-ROOF (7663) • Fax: (954) 202-2044

Roof Replacement Contract for:
Fort Lauderdale History Center
219 SW 2nd Avenue
Fort Lauderdale Fl 33301
Attn: Mr. Robert Fox
Facilities Manager / 954-463-4431

Revised: February 13, 2014
Original: March 27, 2013
Job: New River Inn
231 SW 2nd Avenue
Fort Lauderdale Fl 33301

STANDING SEAM PROPOSAL

We hereby submit this proposed contract for the installation of a Metal Standing Seam Roof System at the above address, as follows;

JOB START

- a. Prior to work commencement owner shall receive a certificate of insurance from PSI Roofing.
- b. Prior to work commencement an inspection of the existing building shall be made to record existing damage from the existing roof.
- c. Prior to work commencement all property and landscaping shall be protected to help reduce damage which may be caused by the roof replacement operations.
- d. A pre-roofing conference shall be held with the Owner’s representative to coordinate this project.

TEAR-OFF, DECK REPAIR and DORMER REMOVAL

- 1 Remove existing metal roofing and all associated flashing trim including the underlayment down to the plywood substrate.
- 2 Haul all debris daily from work site.
- 3 Re-nail the existing plywood sheathing in accordance with the current code requirements.
- 4 Remove Four (4) dormers entirely on either side of center dormer as shown.

New Passive Turbine Ventilators

- 1. Install Two (2) new curb mounted 18” galvalume Passive Turbine Ventilators at the main roof.
- 2. Install One (1) new curb mounted 18” galvalume Passive Turbine Ventilators at the porch roof.

STANDING SEAM UNDERLAYMENT SPECIFICATION

- 1. Install Versa-Shield Fire-Rated Sheet, spot fastened with ring shank nails and DCPA tin caps over the existing wood substrate.
- 2. Install ASTM approved 30 lb. Base sheet, mechanically fastened with ring shank nails and DCPA tin caps.

STANDING SEAM ROOFING SPECIFICATION:

Standing Seam Roof System / NOA #12-0227.08

1. Standing Seam Roofing Panel to be installed.
 - 24 gauge Galvalume Standard Color, Kynar Finish.
 - 16" x 1 1/2" Panel Width with a Seam Locked Seam.
 - Each panel is attached to the wood surface with 6" clips. Each clip is attached with four stainless steel fasteners.
 - Standing seams will be mechanically seamed with double lock 180 degree seam.
 - System includes engineered calculations for proper spacing and uplift ratings.
2. Accessories included: eave and gable drip and closure, hip and ridge cap along with "Z"-channel, roof to wall transition flashing and valley metal and clips. All metal to be installed according to local code and manufacturer's requirements metal with match roof panel in gauge and finish.
3. Install new gutter and downspout at all eave edges at the porch and main roof.
 - Gutter and Downspouts will be fabricated from the same stock of 24 gauge Galvalume Standard Color, Kynar Finish as the roof panel

PLEASE NOTE THE FOLLOWING SCOPE IS ALSO INCLUDED:

All roof scope related permits. All roof scope related engineering calculations.

Delivery fees and disposal fees are included in contract cost.

Roof Scope as noted above. Access being available to the perimeter of the building.

EXCLUSIONS FROM CONTRACT:

Excluded; landscaping, painting, stucco work, mechanical, electrical, structural, plumbing and any other items not listed above. PSI will repair any damage caused directly from PSI operations to landscaping stucco and painting.

WOOD DECK and RAFTER REPAIR

1. Replace all rotted and deteriorated sheathing, blocking or framing if necessary.
Also includes additional framing supports
Remove debris from site.
2. WOOD REPLACEMENT:
 - Replacement of Rafter Tails on the exposed overhang \$73.65 an overhang piece, plus the board foot price for the rafter support.
 - Inspect entire wood deck to locate any areas that are badly deteriorated. Replace any badly deteriorated plywood with new 5/8" CDX Plywood, mechanically fastened as per code requirements. Any wood deck replacement that is required will be an additional charge of **\$3.50 per square foot of replacement** required.
 - Roof Rafter: Price based on Trusses of 2" x 10" x 10'.
Replace any badly deteriorated roof trusses with trusses matching the existing dimensions, mechanically fastened as per Florida building code requirements. Any wood Truss replacement that is required will be at a cost of **\$8.75 per lineal foot of replacement**.
 - Wood Blocking/Rafter: Price based on 2" x 8" x 10'.
Replace any badly deteriorated wood blocking mechanically fastened as per Florida building code requirements. Any wood 2" x 8" blocking replacement that is required will be at a cost of **\$6.25 per lineal foot of replacement**.
 - Additional Wood decking or blocking: Replace any badly deteriorated wood blocking, mechanically fastened as per Florida building code requirements. Any wood blocking replacement that is required will be at a cost of **\$3.95 per board foot of replacement**.
 - Engineering and Permitting:
If engineering and separate permit is required this will be additional.

REAR LOWER FLAT ROOF DECK

ROOF REMOVAL AND DECK PREPARATION

1. Remove existing roofing system and related flashings and remove from jobsite in order to provide a clean, smooth workable substrate.
2. Re-nail wood decking according to Florida Building Code requirements.
3. Replace any areas of deteriorated wood decking as required. New decking installed will be an additional charge of \$3.50 per square foot.
4. Over the prepared substrate, install one (1) layer of Versashield fire rated self adhered membrane.

DURO-LAST SINGLE-PLY ROOFING SYSTEM

1. Install 1.5" Polyisocyanurate Roof Insulation per the NOA for Duro-Last Wood Deck Applications.
2. Install 40 mil Duro-Last single-ply roof systems, mechanically fastened as per manufacturer's specifications. All field fabricated membrane seams to be hot air welded.
3. Install 40 mil Duro-Last single-ply membrane on the entire vertical surface of the perimeter parapet walls, mechanically fastened as per manufacturer's specifications. Wall flashing membrane to run up and over the top side of the wall and terminated to the front side of the wall.
4. Install pre-manufactured Duro-Last flashings on all plumbing pipes, pitch pans and vents, as well as, on all curbs and parapet walls, extending up the parapet walls 10 to 12 inches.
5. Install Duro-Last termination bar at top of all flashings, mechanically fastened as per manufacturer's specifications. Seal top of termination bar with Duro-Last approved caulk.

METAL FLASHINGS AND COMPONENTS

1. Furnish and install all new Duro-Last fascia bar at perimeter of buildings, fascia bar to be covered with Duro-Last vinyl (white) fascia bar cover strip.
2. Furnish and install all new Duro-Last walkway pads where required as per manufacturer's specifications.
3. All metal work shall be installed in accordance with the local building code.
4. Haul away all trash and clean grounds on a daily basis and dispose of it at a proper dumping facility.

WARRANTY

1. Owner shall receive a Fifteen (15) Year No Dollar Limit Warranty from DURO-LAST ROOFING, INC., for both material and workmanship.

We hereby propose to furnish labor and materials - complete in accordance with the above roofing specifications, for the sum of:

STANDING SEAM ROOFING SPECIFICATION:

Seventy Five Thousand, Six Hundred and Thirty Five Dollars: (\$75,635.00)

REAR LOWER FLAT ROOF DECK

Four Thousand, Nine Hundred and Sixty Seven Dollars: (\$4,967.00)

With payment terms to be made as follows:

- 10% upon acceptance of contract
- 40% upon loading of all material
- 40% upon substantial completion
- Balance upon issuance of warranties and release of lien.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Contractor retains the initial right to remedy any consequential damages at the sole discretion of contractor and shall not be held liable for any damages occurring previous to or following performance of contracted work. PSI Roofing must be allowed access to all interior spaces prior to commencement to document existing conditions or PSI Roofing will have no responsibility for interior damages. Any alteration or deviation from specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate. PSI Roofing cannot be held responsible for the existence of ponding water after the new roof installation because a tapered insulation system is not being installed. PSI Roofing will not take responsibility for personal injury to any person or persons who may fall on or from the roof as a result of our workmanship or materials or said persons interaction with same. We strongly advise that any persons who access the roof top of your building make use of personal fall protection equipment and follow OSHA guidelines for fall protection, failure to do so can result in bodily injury or death and PSI Roofing will not take responsibility for any person accessing the roof top other than our employees. Visit your rooftop at your own risk. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Time is of the essence concerning this valuable contract. It is understood that PSI Roofing and PSI Roofing's insurer will exclude all coverage for all damages relating to bodily injury, property damage, personal injury, and advertising injury caused directly or indirectly in whole or in part by mold, including fungus or mildew regardless of cost, event, material, product, and/or building component that contributed concurrently or in any sequence to that injury or damage. PSI Roofing is not a mold expert and we have strongly recommend that a mold inspection be completed by an indoor air quality professional retained by the owner prior to commencement. This project may be stopped if progress payments are not made on time. If it becomes necessary for this contractor to expend legal fees to collect our moneys these legal fees will be the responsibility of the property owner. Signer can be personally liable. 1.5% interest per month after 10 days. All warranties to be issued upon completion of contract. The warranty is the sole remedy for any actions or remedies that arise or are sought as a result of the performance of this contract. Warranty to be void if annual maintenance is not performed. An insurance certificate made out to the owner will be provided free of charge, if the owner requests to be listed as an additional insured, this service will be provided at cost.

Statutory Requirements

According to Florida's Construction Lien Law (Sections 713.001-713.37, Florida Statutes), those who work on your property or provide materials and services and are not paid in full have a right to enforce their claim for payment against your property. This claim is known as a Construction Lien. If your contractor or a subcontractor fails to pay subcontractors, sub-subcontractors, or material suppliers, those the people who are owed money may look to your property for payment, even if you have already paid your contractor in full. If you fail to pay your contractor, your contractor may also have a lien on your property. This means if a lien is filed your property could be sold against your will to pay for labor, materials, or other services that your contractor or a subcontractor may have failed to pay. To protect yourself, you should stipulate in this contract that before any payment is made, your contractor is required to provide you with a written release of lien from any person or company that has provided to you a "Notice To Owner." Florida's Construction Lien Law is complex, and it is recommended that you consult an attorney. Chapter 558, Florida Statutes, contains important requirements you must follow before you may bring any legal action for an alleged construction defect. Sixty days before you bring any legal action, you must deliver to the other party to this contract a written notice, referring to Chapter 558, of any construction conditions you allege are defective and provide such person the opportunity to inspect the alleged construction defects and to consider making an offer to repair or pay for the alleged construction defects. You are not obligated to accept any offer which may be made. There are strict deadlines and procedures under this Florida Law which must be met and followed to protect your interests.

Authorized Signature:

Lisa D'Addio
Lisa D'Addio, PSI Roofing Representative

Note: This proposal may be withdrawn by us if not accepted within (30) days.

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date: _____

Signature: _____

Printed Name: _____