

# INFINITY ROOFING & SHEET METAL, INC.

6788 NW 17<sup>TH</sup> AVENUE, FORT LAUDERDALE, FL 33309. PHONE: 954-917-7107  
CCC057467 & CCC1333468

## PROPOSAL/CONTRACT AGREEMENT

Date: October 23, 2023

To: Carlton House Management Association, Inc  
C/O Board of Directors  
2701 S. Ocean Boulevard  
Highland Beach, FL 33487

Re: Roof Replacement

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### **SCOPE OF WORK**

Provide labor, materials, equipment, and supervision necessary to install a new Fibertite KEE roof system on the above-referenced project as follows:

Note: Infinity Roofing & Sheet Metal Inc. will deliver a Port O John bathroom to the job site.



We have included the replacement for all roof areas on the building.

We have included the installation of 300 ft of Fibertite walkpads.



Overview of existing membrane flashings.

We have included flashing all perimeter walls using Fibertite 45 Mil membrane the same height as the existing flashings. Before adhering the new membrane to the walls, we will install a new ¼" thick gypsum board on the vertical face using screws and plates. This will allow us to adhere the new membrane to a clean and smooth workable surface. Membrane will be terminated using an aluminum termination bar. We will fabricate and install a new stainless-steel surface-mounted counter flashing.



We have included the replacement of all scuppers. New ones will be fabricated using Fibertite aluminum clad metal.

We have included roof drainage evaluation and calculation for three (3) of the roof areas. These calculations will let us know if the existing size of the scuppers meets the current Florida Building Code requirements.

If the existing scuppers must be enlarged to meet the current Florida Building Code requirements, please add \$ 1,100.00 per scupper.

If new emergency overflow scuppers must be added to meet the current Florida Building Code, please add \$ 1,1000.00 per emergency overflow scuppers.





Overview of collector box and downspout on main roof.

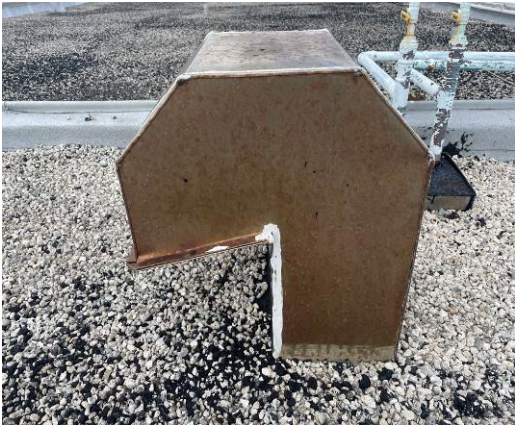
Overview of collector box and downspout on stairwell.



We have included the replacement of all collector boxes. New ones will be fabricated using stainless steel. The downspouts on the main roof sections will remain in place. The downspouts located on the stairwell roofs will be replaced.



We have included the replacement of the roof-to-roof expansion joint.



We have included the replacement of all field goosenecks. New ones will be fabricated using stainless steel. All seams will be fully soldered and not caulked like the existing ones.



Bracket supports will remain in place.



We have included the replacement of all pipe supports. Each one will have their appropriate sacrificial membrane pad. In addition, we will also strap the new supports with an additional ply of Fibertite membrane.



We have included the replacement of the metal flashing located on the perimeter edges of the stairwell penthouses. The new metal will match the existing vertical face of the one that is currently installed at this current time. The new drip edge will be fabricated using Fibertite aluminum-clad metal. We will also fabricate and install a new mill-finish aluminum hurricane cleat.

**End of Pictures**

## **Detailed Scope of Work**

1. Provide necessary survey and engineering. Same to be included:
  - A. Asbestos survey.
  - B. Roof drainage evaluations/calculations.
  - C. Wood blocking attachment calculations.
  - D. Drip edge/hurricane cleat attachment calculation.
2. Provide necessary roofing permits. Fees are included.
3. Provide ground and floor protection (access points). This will be maintained throughout the project.
4. Provide and install a fence around the dumpster area per the Building Department requirements.
5. Remove and dispose of the existing built-up coal tar pitch gravel roof down to the existing lightweight concrete deck. Lightweight concrete surface repairs will be invoiced separately at a rate of \$ 5.00 sf. Replacement of damaged or deteriorated lightweight concrete deck will be invoiced separately at a rate of \$ 15.00 per sf.
6. Install one (1) layer of pressure-treated wood blocking on the perimeter edges of the stairwell penthouses per the Engineer's calculation.
7. Install one (1) layer of Fibertite ¼" thick 4'x4' Securock gypsum board using Fibertite foam adhesive per the Manufacturer's specifications/recommendations. Beads of foam will be applied at 6" on center on all roof zones.
8. Install new Fibertite 45 Mil membrane using solvent-based bonding adhesive per the Manufacturer's specifications/recommendations.
9. Fabricate and install new scuppers where these are currently located. These will be fabricated using Fibertite aluminum clad metal.
10. Flash all roof penetrations per the Manufacturer's specifications/recommendations.
11. Install Fibertite one-way vents per the Manufacturer's specifications/recommendations.
12. Fabricate and install new stainless steel field vents. The seams of these new vents will be fully soldered.
13. Flash and install new roof to roof expansion joint.
14. Install three hundred (300) feet of Fibertite walkpads throughout the roof or around mechanical units.
15. Install membrane flashings on perimeter walls approximately +/- 10" up as follows:
  - A. Remove and dispose of existing base flashings and metal.
  - B. Install ¼" thick Securock gypsum board on the vertical face to install the new Fibertite membrane on a clean, smooth, and workable surface.
  - C. Install Fibertite 45 Mil membrane approximately +/- 10" up the walls. Membrane to adhere using a solvent-based adhesive. Terminate the membrane using an aluminum termination bar. Seal the top of the termination bar using Fibertite #101 sealant per the Manufacturer's specifications/recommendations.
  - D. Fabricate and install new stainless steel surface mounted stucco stop metal on perimeter walls using stainless-steel Tapcon screws with their appropriate stainless-steel neoprene washers at 8" on center. Seal the top of the metal using an approved sealant.
16. Remove and dispose of any related roofing debris from the roof and premises.
17. Pressure clean roof.
18. Provide the owner with a Twenty (20) year No Dollar Limit Labor and Materials Manufacturer's roof guarantee.
19. Provide the owner with a Two (2) years Labor and Materials Contractor's roof guarantee.



**Exclusions:** Electrical, mechanical, plumbing, structural, sod replacement, paver installation, tile installation, vegetation replacement and any other item not specified on this agreement/proposal.

Note: The roofing industry is currently experiencing price volatility with all its products. Due to the market fluctuations, the prices of these products are subject to sudden significant changes and firm prices cannot be obtained by suppliers. If there is an increase in the price of any products associated with this contract, the price set forth in this contract shall be increased to reflect these additional costs. Infinity Roofing and Sheet Metal will submit written documentation of increased charges. The terms and pricing under this contract are valid for 90 days from the date of this agreement.

Note: The claim of lien may be recorded at any time during the progress of the work or thereafter but not later than 90 (ninety) days after the final furnishing of labor or services or materials by the lienor per Florida Statute 713 to 713.79. For more information on this Florida Statute 713 (Liens, Generally) please visit [http://www.leg.state.fl.us/Statutes/index.cfm?App\\_mode=Display\\_Statute&URL=0700-0799/0713/0713.html](http://www.leg.state.fl.us/Statutes/index.cfm?App_mode=Display_Statute&URL=0700-0799/0713/0713.html) For additional information.

Note: Deposits and progress payments must be made in accordance with the contract terms. Any lapse or stoppage in payments shall constitute an immediate work stoppage.

Note: This agreement shall govern by the laws of the State of Florida. Should any dispute arise between the parties hereto with regard to any of the forgoing, the proper venue for any such dispute shall be Broward County, Florida.

Note: In the event either parties hereto is compelled to enforce any portion of this agreement hereof, the prevailing party shall be entitled to recoup reasonable attorney's fees and costs up to and including post judgment and appellate level proceedings.

Note: There are no promises, representations or understandings outside of this instrument which instrument represents the complete agreement between the parties. No modification of this contract shall be valid unless in writing, signed by the party against whom the change is asserted. Any notification required by this Contractor shall be made in writing.

Note: The parties agree that the Subcontractor and/or Subcontractor's insurer will exclude all coverage, including defense, damage related to bodily injury, property damage and clean up expenses caused directly or indirectly in whole or in part for any action or claim brought on account of mold, including fungus and mildew regardless of the cause, event, material, product or damage that occurs.

Note: It is understood and agreed that the roofing contractor (and roofing contractor's insurer) will be held harmless for alleged or actual damages/claims as a result of mold, algae, or fungus. It is understood that the roofing contractor and roofing contractor's insurer will exclude all coverage, including defense, damages related to bodily injury, property damage, and clean up expenses caused directly or indirectly in whole part for any action brought as a result of mold, including fungus and mildew regardless of the cost, event, material, product, or workmanship that may have contributed concurrently or in any sequence to the injury or damage that occurs

Note: This agreement includes the cost of sheathing re-nailing and secondary water resistance as required by the newly adopted Hurricane Mitigation Standard. However the agreement amount stated herein does not include the cost of Truss to Wall Hurricane Mitigation Standards as imposed by the State of Florida Effective October 1<sup>st</sup>, 2007. Pursuant to the Law as adopted by the Legislature you may be required to upgrade your connections of the truss system to the load bearing wall and the cost of same is NOT included in the proposal. State Law mandated that you are not obligated to spend more than 15% of the face value of this contract to mitigate these areas. The specific scope of work and cost of required mitigation can only be calculated after removal of the existing roof system or by a Licensed General Contractor or Structural Engineer if you choose to have them provide you with an independent report at your own expense prior to acceptance of this agreement.

Note: If waiver of subrogation is required please ADD \$ 250.00 Dollars to the contract/agreement amount.

**ACCORDING TO FLORIDA'S CONSTRUCTION LAW (SECTION 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND ARE NOT PAID IN FULL HAVE THE 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 OR NEGLECT TO MAKE OTHER LEGALLY REQUIRED PAYMENTS, THE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE 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 MATERIAL, LABOR, AND OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX AND IT IS RECOMMENDED THAT WHENEVER A SPECIFIC PROBLEM ARISES, YOU CONSULT AN ATTORNEY.**

TOTAL LABOR AND MATERIALS..... \$ 256,795.00  
Two Hundred Fifty-Six Thousand Seven Hundred and Ninety-Five Dollars

Terms of Payment shall be: No deposits are required. Infinity Roofing & Sheet Metal Inc will provide a schedule of values after project has been awarded. We will invoice the project every thirty (30) days or at the end of each month on % of completion. Net Fifteen (15) days after invoicing.

Any alteration or deviation from the above specifications involving extra cost of labor or material will only be executed upon written orders for same and will become an extra charge over the sum stated in this contract. All agreements must be made in writing according to the Conditions of Contract. Infinity Roofing and Sheet Metal, Inc. shall carry all workers compensation and liability insurance and shall also provide all licenses and permits necessary to complete this job.

Infinity Roofing & Sheet Metal, Inc.



Javier Martinez, Sales Manager

**--ACCEPTANCE--**

You are hereby authorized to furnish all materials and labor required to complete the work specified in the above proposal, for which the undersigned agrees to pay the amount stated in said proposal, and according to the terms thereof.

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(date)