


## FINAL PROPOSAL

Executive Landscaping, Inc.  
P.O. Box 11487  
Pensacola, Fl. 32524  
(850) 478-2312, fax 479-1525  
www.LandscapingTheGulfCoast.com

Date: November 10, 2015


Submitted to:  
Parasol Homeowner's Association  
ICO Greg Carleton  
1231 Parasol Place  
Pensacola, FL 32507  
850-516-9608  
Email: [greg@pcs-south.com](mailto:greg@pcs-south.com)

Project address:  
1231 Parasol Place  
Perdido Key, FL 32507



The following is submitted to the Parasol Board of Directors for approval per the proposal and addendum(s) voted on during the September 2015 Home Owners Annual Meeting. The final scopes are detailed below; with comments for minor dissimilarities to the vote, remaining in compliance with the overall voted intent to stay within the budget.

A. Pool House, Pool, Landscaping and New Fence final cost value of: **\$117,547.00**

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1. Replace Pool house roof with new white metal standing seam roof.
  2. Correct/repair all roof beams, siding, fascia, etc. and paint white.
  3. Paint white two (2) bathrooms, new tile floors, new faucets, handles on toilets, new ceiling light/vent fan and new door handles.
  4. Paint white storage room walls and ceiling.
  5. Replace specific exterior lights on pool house front, rear and interior with LEDs.
  6. Replace all pool area fencing with heavy duty vinyl white siding with new gates with latches to comply with Escambia County Code.
  7. Cover all current painted cement pool decking with new pavers and drain gutters to be reworked to match new elevation.
  8. Drain pool and replace pool FRP spray lining with new plaster lining with new tiled border and required lettering.
  9. New drip irrigation system will be installed along the interior of the pool fence to paver areas as well as in the front bed of the pool house. This system will be operated via the current pump
  10. New plantings will be incorporate as shown on the attached sketches.
  11. Replace Men and Women restroom doors with hardware and replace storage room door with hardware.

Note: The motion contained language if it were feasible to extend the pool deck/pavers southward up to the Carleton/Felton property line (privately owned fences) with minimal cost, bringing added square footage of lounge area to the overall pool grounds should be considered.

In assessing this suggestion it was quickly determined that both the Carleton's and Felton's would have to turn over their privately owned fence lines and fences to the Home Owners Association and both Owner's declined ending this add-on scope.

While not directly voted or discussed in great detail during the home owners meeting the cost to relocate the pool pumps and filters toward the North and open up greater space directly around the pool itself for added deck chairs was not pursued as it would cost in the \$10-\$12K range and if chosen would exceed the current approved budget. This project could at a future time be completed however.

B. Street Lighting final cost value: \$11,455.00

The current lighting system that illuminates the Parasol Place drive and walkways consists of a 220 Volt system that is run in buried conduit and controlled by two (2) breakers via a photocell. KIM LIGHTING bollards utilizing 100-Watt High Pressure Sodium bulbs illuminates the road and concrete walkways.


Originally the system consisted of eight (8) streetlights and ten (10) bollards, with the streetlights mounted to 18" square concrete pedestals. The lighting bollards are mounted to 12" square concrete pedestals. In 1998 the HOA removed the street lighting and installed more KIM lighting bollards, re using the larger concrete bases.


During the review it was discovered that the KIM lighting bollards are an "ideal" height when placed in close proximity to the roadway. The original submitted plan was to replace the KIM (42" OAH) with shorter height (24" - 30" OAH) "path lighting bollards". During the final review process the supplier's advised that any of the low light bollards are designed for "Path only" therefore would be too low and these would be more easily "hit" by traffic.

This lead us to go back to re using the current bollards, back fitting the current KIM bollard 100Watt High Pressure Sodium lights with the LED Turtle rated 18Watt lighting. The goal to convert to a lower cost lighting system, eliminate ballasts, have all bollards on identical sized concrete pedestals and comply with DARK SKY/Turtle required outdoor lighting.

Scope of work to include:

1. Remove all eighteen (18) existing concrete pedestals and install twelve (12) new round concrete support pedestals, 6" above grade for LED Bollard lighting (re-use KIM Lighting bollards with new 18 Watt LED Turtle Lighting bulbs) All lighting will be directional towards sidewalks/road and away from homes.
2. All abandoned bollard locations will have at grade exterior splice boxes that are waterproof, walk proof, lawnmower, etc. that will permit future use if required (except Legg which will be permanently removed).

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3. Abandoned bollards are as follows:
    - a). Inside front gate east (not needed light)
    - b). Pool house front west (not needed light)
    - c). Legg house front (Owner request)
    - d). Carleton house rear (located behind owner's fence)
    - e). Bridges house rear west (located behind future owner's fence)
    - f). Mirabile house front (not needed light)
  4. No new bollard site can commonsensical be installed to replace the Legg bollard due to crowded drive arrangements of the Toffee, Legg & Ewing property lines.
  5. Bollard on Buchanan house rear to be relocated to south side of sidewalk (currently located behind owner's fence).
  6. The two (2) bollards that are at located at the north ends of the two (2) cross overs will be relocated from present location, about 4 feet forward towards the road to match all of the other bollards.
  7. Move the light at Carleton's property from its current position across the sidewalk and installed on south side of new pool fence.



C. Front Entrance Landscaping, Irrigation and Pavers: Final cost value: **\$99,442.00**


1. The turning radius will be improved at the Johnston Beach Road entrance by enlarging the entrance.
2. The pavers will run from Johnston Beach Road to the pool house sidewalk.
3. The center island will be enlarged in length only by about 5 feet in front and 10 feet in the rear, with the fence/gate remaining in its current location.
4. The current front entrance sign will be relocated to the east side entrance and another sign will be provided that will be placed on the west entrance.
5. New raised curb will be provided for the east and west drive edges with which to "hold" the pavers in place.
6. The center landscaping will be replaced as shown on the sketches with all new bubbler irrigation.
7. New LED landscaping lighting will be installed.
8. Several of the entrance palm trees and other landscape plants will be trimmed, replanted or removed to allow safe ingress and egress from the subdivision.

D. Remove existing fences along the East and West property line, install 885 LF of vinyl shadow box, and repair fence that runs along Johnson Beach Road (\$2,500.00 allowance):  
Final cost value: **\$52,945.00**

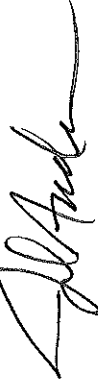
E. An allowance of \$2,500.00 has been included for leveling the east and west fence lines to improve grade and support new fence. An allowance of \$2,500.00 has been included for repairing existing fence parallel to Johnson Beach Road. All of this work will be billed labor and materials with a change order being issued immediately after completion of work to allow for adjustments to the budget - **\$5,000.00**

Total final cost value: **\$286,389.00**. (This does not include funds to be received from Lands End of \$10,500.00, which will lower this to \$275,889.00.)

Payment terms are as follows:

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1. All approved invoices for payment will be paid within ten (10) working days. Each invoice from each contractor will require a signed and executed partial waiver of lien by each contractor stating that the goods, labor and services have been paid and must be notarized by a FL Notary. Invoice timing will be jointly agreed upon. The goal of progress payments is to keep cash flow neutrality and not fund the entire contractor's overall project scope project.
  2. Parasol to pay directly the following amounts to the below listed contractors the following amounts:
    - Pensacola Pools - \$17,343.00
    - Armstrong Electric - \$11,455.00
    - Bachelor Roofing - \$10,800.00
    - Santa Rosa Fence - \$64,315.50 (East/West = \$53,542.50, Pool = \$10,773.00)

Please note:

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1. Executive Landscaping, Inc. will be coordinating all subcontractors, in addition to pavers, concrete work, landscaping, irrigation, minor repairs, painting, landscape lighting, etc. – **\$182,475.50**
  2. Pensacola Pools scope of work: pool repairs including removal of current pool lining, replace ladder, seal and plaster pool, and install new water line tile - **\$17,343.00**. Work to be completed in November 2015. This invoice will be directly paid by Parasol Board.
  3. Armstrong Electric scope of work is explained above in item "B. Street Lighting" – **\$11,455.00**. Work to be completed in November 2015.
  4. Bachelor Roofing scope of work is replacing existing metal roof with new white standing seam metal roof - **\$10,800.00**. Work to be completed in November 2015.
  5. Santa Rosa Fence scope of work includes the East and West perimeter fence and pool fence – **\$64,315.50**. Work to be completed in December 2015.
  6. Certificates of insurance on each contractor will be provided before work begins.

### Safety

Both parties agree that safety is of prime concern. It is further recognized that there will be many site areas during the construction process where both parties will need to jointly work to assure zero accidents.

The contractor at all times must meet all local, state and federal OSHA work site standards. Including taping off, marking access restrictions both written and barricades as required preventing both worker and citizen accidents. All underground electrical wiring must be "locked out" so as to prevent accidental turn on by anyone.

It is further agreed that accessibility to homes by emergency services, ECUA, Gulf Power, US Mail, etc. must be maintain at all times (24/7). Parasol owners and guest are aware and will

comply with all reasonable requirements to avoid all construction areas and only entered these upon the direction of the contractor(s).

### Project Timing and Delays

Both parties agree and accept that all of the proposed work scopes will take place outside and as such will be subjected to weather conditions, resulting in progress delay(s) as it is a work site located on Perdido Key adjacent to the Gulf of Mexico. Further both parties anticipate that certain weather events; i.e., high winds, heavy rains, lightning, freezing temps will slow or even temporarily delay the work progress from time to time. As this project is expected to start in November of 2015 and finish in April of 2016 at the latest thereby eliminating Hurricane lost cost possibility.

Contractor(s) agree that resumption of work and all cost associated with these expect potential but normal weather delays will not act as a reason for additional money. Further contractor will return work crews to the site as soon as weather permitting and once again work a full effort to complete each work scope as expected for a timely schedule. It is expect that neither party shall delay each other in the timely completion of these various work scopes. Parasol will not delay the contractors at their work effort and will within no more than two (2) working days provide answers to contractor questions to not permit a delay to completion.

### Acts of God

Both parties will be responsible for their individual costs for any "Act Of God" event. Neither party may hold the other responsible for their cost for loss, delay, damage, etc. as a result of an "Act of God".

All labor and materials supplied are warranted for a period of one (1) year from date of completion. This warrantee excludes acts of God, hurricane conditions, flood, fire, vandalism, theft, animals, and lack of proper care. Client may be be responsible for, losses, or extra expense due to underground foreign material such as construction debris, rock, heavily compacted sub-soil, tree stumps, roots, utilities, sprinkler systems, and/or any other unknown obstructions.

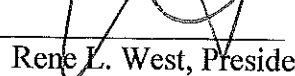
Changes from the above specifications may incur extra costs. Change orders will first be billed at a firm lump sum extra or on a time and material rate of \$40.00/man per hour for crew members, \$65.00/man per hour for foreman plus equipment and materials and will become an extra charge over and above the estimate payable weekly over the course of the project. In no event will extra cost be acceptable to Parasol without prior written authorization by Parasol for the agreed upon added scope, Workmen's Compensation and Public Liability Insurance will be provided by Hiles McLeod Insurance.

Drawings prepared by Executive Landscaping, Inc. are exclusive property of Executive


Landscaping, Inc. and Parasol and will be used and/or reproduced in any manner necessary for the competition of this project as described above.

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

Respectfully submitted: Executive Landscaping, Inc.

Per:   
Rene L. West, President

#### ACCEPTANCE OF PROPOSAL

 Owner accepts the terms of the contract as proposed above and agrees to make all payments as scheduled. All unpaid sums owed pursuant to this *Agreement* shall be subject to a finance charge of one and one-half percent (1.5%) per month. Upon default by Owner for failure to pay sums when due, Executive shall have the right to remove all materials furnished and any improvements existing upon the job site. Executive's election to remove materials shall be cumulative to, and not a waiver of, its right to recover all unpaid amounts through appropriate legal action. Executive shall endeavor to remove such materials in a manner that minimizes damage to the job site.

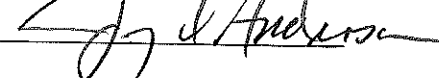
In the event that Owner, or Act(s) of God, or both, cause delays in Executive's ability to perform and complete the job as agreed, Owner will not be entitled to receive a return of funds pending Executive's ability to resume work. Owner may also be responsible for a remobilization fee.

All disputes arising out of or relating to this *Agreement* shall be initially subject to mediation administered by a member of the Florida Circuit-Civil Mediator Society in Pensacola, Florida as a condition precedent to filing any civil action against a Party to this *Agreement*. This agreement to mediate shall be specifically enforceable under the prevailing mediation law.

The Parties acknowledge that a substantial portion of the negotiations and anticipated performance of this *Agreement* occurred or shall occur in Escambia County, Florida. Each Party irrevocably and unconditionally: (a) agrees that any lawsuit, action, or other legal proceeding arising out of or related to this *Agreement* shall be brought only in the state (as opposed to federal) courts of record of the State of Florida in Escambia County; (b) consents to the jurisdiction of such courts in any such lawsuit, action or proceeding; and (c) waives any objection that it may have to laying of venue in any such lawsuit, action, or proceeding in any such courts.

The parties agree that this contract will be governed by Florida law and that this written contract contains the entirety of the agreement(s) between them. There are no promises between the parties or commitments made other than those contained in this document.

Date: 11/11/2015

Signature: 

Santa Rosa Fence & More, LLC

4581 Trice Rd  
 Pace, FL 32571

# Estimate

Date	Estimate #
11/3/2015	478

Name / Address
Executive Landscaping 1436 E Olive Rd Pensacola, FL 32514

			Project
Description	Qty	Rate	Total
Parasol Fence			
Vinyl Shadow Box Bufftech "Columbia" white 6' East Perimeter	350	57.00	19,950.00
Vinyl Shadow Box Bufftech "Columbia" white 6' West Perimeter	535	57.00	30,495.00
Remove & haul existing fence	1	3,097.50	3,097.50
Vinyl Picket (pool enclosure) SPS "Zoie" pool code	264	29.75	7,854.00
Gates self-closing	2	525.00	1,050.00
Vinyl Privacy 6' white pool equipment enclosure	42	32.00	1,344.00
walk gate	1	525.00	525.00
		<b>Total</b>	<b>\$64,315.50</b>

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# Batchelor's Inc., Roofing Contractor

2107 W. Town Street

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PENSACOLA, FL. 32505  
(850)432-4004 FAX (850)433-8447  
CCC1330327 ESTABLISHED 1951

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Rene West  
Parasol Place  
Pensacola, Fl.

July 21, 2015  
\$10,800.00 In  
full at completion.

We agree to furnish labor and material for Parasol pool & bath house.

1. Remove existing metal roof
2. Install any new 2x4 runners as needed as per code, re-nail all existing 2x4 runners
3. Install new eave metal
4. Install a Southeastern Metals 26 gauge painted Sem-Lok standing seam metal roof system
5. Installed with all stainless steel fasteners
6. Includes a ridge, valley, and rake metal
7. Clean up and haul away all debris
8. Furnish all permits and insurance

This is a 40 yr. type roof (salt water exclusive) with a 5 yr. labor warranty.

(Any rotted wood work will be extra)

\* To install a Peterson .040 aluminum standing seam panel, guaranteed on or around salt water will run \$6,000.00 extra.

One half down at start of job and balance at completion.

Michael E. Batchelor

\* \_\_\_\_\_

color

\* \_\_\_\_\_



ARMSTRONG ELECTRIC CO., INC

4920 Chaney Street  
PENSACOLA, FLORIDA 32503

(850) 432-2371  
FAX (850) 434-7424

# PROPOSAL

Page No. 1 of 1 Pages

JOB NAME / NO.

Parasol Place

LOCATION

Perdido Key, Fl.

To: Executive Landscaping.

rene@ex-ld.com

32507

PHONE

DATE

10/23/2015

We hereby submit specifications and estimates for:

Labor, material, and permit for:

1. Remove three of the street light size bases and install junction boxes at grade level to maintain wiring. Save existing bollards for future use.

2. Remove five street light bases and re-pour new bases for re-installation of bollard fixtures.

3. Remove two bollard size bases and install junction boxes at grade level to maintain wiring.

4. Remove seven bollard size bases and re-pour new bases for re-installation of bollard fixtures.

Bollard notes: 12 bollards to remain and will have new 18w LED amber lamps installed.

Base notes: New bases will be round 10in diameter set 6in above grade.

Option 1 costs-\$420.00 in addition to costs below for items 1-4.

Option 2 costs \$525.00 in addition to costs below for items 1-4.

WE PROPOSE hereby to furnish material and labor - complete in accordance with these specifications, for the sum of:

Ten Thousand Five Hundred Ten

dollars (\$ 10,510.00 )

Payable as follows:

Due upon completion

One year warranty on workmanship and material (excluding lamps-90 days)

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alterations or deviations from above specifications involving extra cost will be executed 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.

Authorized Signature Craig R. Ready

Craig R. Ready

NOTE: This proposal may be withdrawn by us if not accepted within

60 days.

ACCEPTANCE OF PROPOSAL -

The price, 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.

Signature \_\_\_\_\_

Date \_\_\_\_\_

Print Name \_\_\_\_\_



# PENSACOLA POOLS INC.

8514 Pensacola Boulevard ~ Pensacola, FL 32534 ~ 850/477-4977  
3480 Gulf Breeze Parkway ~ Gulf Breeze, FL 32561 ~ 850/934-0077  
4412 Highway 90 ~ Pace, FL 32571 ~ 850/994-0662  
3310 South McKenzie Street ~ Foley, AL 36536 ~ 251/943-8346  
501 E. Hollywood Boulevard ~ Mary Esther, FL 32569 ~ 850/244-0989  
197 W. Oakdale Avenue ~ Crestview, FL 32536 ~ 850/682-4540  
www.pensacolapools.com

If this proposal is accepted for the sum above, excluding any extras, owner agrees to pay in the following draws:

1/2 .....Down.

1/2.....Upon completion of job

This contract, made and entered into and executed this date: \_\_\_\_\_, 2015

\_\_\_\_\_  
Pensacola Pools

\_\_\_\_\_  
Owner or Representative

Sincerely,

David Hess  
251-979-0344

\*\*\*\*This quote good for 90 days.



# PENSACOLA POOLS INC.

8514 Pensacola Boulevard ~ Pensacola, FL 32534 ~ 850/477-4977  
3480 Gulf Breeze Parkway ~ Gulf Breeze, FL 32561 ~ 850/934-0077  
4412 Highway 90 ~ Pace, FL 32571 ~ 850/994-0662  
3310 South McKenzie Street ~ Foley, AL 36536 ~ 251/943-8346  
501 E. Hollywood Boulevard ~ Mary Esther, FL 32569 ~ 850/244-0989  
197 W. Oakdale Avenue ~ Crestview, FL 32536 ~ 850/682-4540  
[www.pensacolapools.com](http://www.pensacolapools.com)

## WARRANTY

Pensacola Pools warrants the new marcite surface of the pool to be free from defects in materials and workmanship under normal use and service for a period of one (1) year from the date the new marcing is complete. The obligation of Pensacola Pools under this warranty shall be limited to such repairs as shall be necessary to prevent loss of water, other than through natural evaporation, from the pool structure.

### EXCLUSIONS:

This warranty is expressly in lieu of all other warranties and representations, expressed or implied, and all other obligations or liabilities on the part of Pensacola Pools.

Pensacola Pools shall not be responsible for defects or failure caused by misuse, abuse, negligence or accident.

Due to variations and local water conditions, the absence of control over the use of chemicals or proper cleaning, Pensacola pools cannot guarantee plaster against discoloration or straining.

The warranty begins upon completion of the marcing of the pool. The warranty is not valid until Pensacola Pools have received final payment. Pensacola Pools also requires that a water analysis be done once a month, by a professional, and a copy of the results mailed or faxed to us, in order for the warranty to be valid.

**THIS WARRANTY SHALL NOT BE VALID UNTIL THE SAME IS SIGNED BY AN AUTHORIZED REPRESENTATIVE OF PENSACOLA POOLS AND ACKNOWLEDGED BY OWNER.**

\_\_\_\_\_  
OWNER

\_\_\_\_\_  
PENSACOLA POOLS