



ADVANCED ROOFING+ SHEET METAL

LIC CCC1332446

LIC CMC1250751

Bid To: Star Hospitality Management

C/O: Greg Anderson

Project: Vizcaya @ Burnt Store Isles
3959 San Rocco Dr.
Punta Gorda, FL

Date: April 03,2025

We respectfully submit the proposal below: Reroofing for nine (9) Each buildings located at the above listed address – Approximately 858 SQ's (actual without waste included)

Eagle Concrete Barrel Tile (All)

Yes ___ No ___ Initials ___

Eight Hundred Thirty -Four Thousand Five Hundred and Forty- Five Dollars - \$834,545.00

Westlake Royal Unified Stone Coated Steel Barrel Vault Tile (All) Yes ___ No ___ Initials ___

One Million One Hundred Twenty-Five Thousand One Hundred and Twenty-Nine Dollars - \$1,125,129.00

6" Seamless Gutters & 3"x 4" Downspouts at existing locations (All) Yes ___ No ___ Initials ___

Ten Thousand Six Hundred and Fifty Dollars - \$10,650.00

Aluminum Soffit and Fascia (All) Yes ___ No ___ Initials ___

Ninety -Seven Thousand Five Hundred Dollars - \$97,500.00

Payment to be made as follows: Progressive Draws for Work Completed

A service charge of 1-1/2% per month will be added on accounts over 30 days old.

No warranties will be issued until payment is received. 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 cost 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 Workman's Compensation Insurance. Should legal action ensue from this contract, then the losing party shall pay the attorney's fees of the prevailing party.

The above prices, specifications & conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.

Payment to made as outlined.

Authorized Signature: Angelina Episcopo

ESTIMATOR

Note: This estimate/bid is valid for 14 calendar days from the date of issuance. After this period, prices are subject to change and may require re-estimation.

Accepted By: _____ **Date of Acceptance:** _____



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SCOPE OF WORK

Eagle Malibu Medium Profile Double Roll Roof Tile

Option 1

- Tear off existing Roof System. Inspect and refasten existing Plywood Deck per Florida Building Code.
- Any wet or damaged Decking to be replaced as needed per unit pricing listed below.
- Furnish and install new **Polyglass PolyAnchor HV 40 mil base ply** mechanically fastened with tin cap nails and **Eagle Armor by APOC** Self Adhered underlayment cap ply overlapped at seams and backnailed.
**Option available for Polyglass Polystick TU Plus cap ply underlayment in lieu of Eagle Armor for no additional cost – 35 Year Warranty if used with together with PolyAnchor HV.*
- Furnish and install all new **26 Ga. Galvalume** Drip Edge & Bird Stop, **26 Ga. Galvalume** Valley Metal, 2” & 3” Lead Pipe Flashings where existing, 10” Gooseneck vents where existing, 4’ Off Ridge Vents, and any other miscellaneous Roof Penetration Flashings sealed with **PG – 500 roof cement** for a complete water-tight system.
- Flash Side Walls using existing Step Flashing and Wall Flashings. (Any damaged Wall Tins and Wall Counter flashing to be replaced per unit cost listed below) Should stucco breakout, repairs, and repaint to nearest color of existing need to be addressed with the flashing replacements, unit costs are listed below.
- Furnish and install standard color & weight **Eagle Concrete Barrel** tile, fully adhered with AH-160 2 Part foam adhesive Direct to Deck– following code and manufacturers application instructions.
- Furnish and install new **26 Ga. Galvalume** ridge anchor to all hips and ridges.
- Furnish and install Matching **Eagle Hip and Ridge Cap Mission** adhered with single component **AH-160** foam & mechanically fastened with Quikdrive fasteners and sealed with color matching cement /mortar for complete watertight system.
- Furnish all needed lull lifting, debris haul away, and on-site management. Provide means of egress, and ground protection.
- Furnish all needed Permits and Inspections.

Warranties:

- Eagle Roofing Products Limited Lifetime Product and 15 Year Replacement Warranty
- 30 Year Eagle Armor by APOC – Underlayment
- 5 Year Workmanship Warranty from Advanced Roofing & Sheet Metal



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Westlake Royal Stone Coated Steel Tile

Option 2

- Tear off existing Roof System. Inspect and refasten existing Plywood Deck per Florida Building Code.
- Any wet or damaged Decking to be replaced as needed per unit pricing listed below.
- Furnish and install new **Polyglass PolyAnchor HV 40 mil base ply** mechanically fastened with tin cap nails and **Polyglass PolyStick MTS High Temp 60 mil Self Adhered** underlayment over entire roof deck.
- Furnish and install all new **26 Ga. Westlake Royal Stone Coated Steel Drip Edge & Bird Stop**, Valley Metal, matching color **4 in 1 Pipe Flashings**, **10" Gooseneck vent**, **Westlake Royal EZ Off Ridge Vents**, and any other miscellaneous Roof Penetration Flashings sealed with **PG – 500 roof cement** for a complete water-tight system.
- Flash side walls and head walls using new matching color **Westlake Royal Stone Coated Step Flashing and Wall Counter Flashings** in applicable locations. Should stucco breakout, repairs, and repaint to nearest color of existing need to be addressed with the flashing replacements, unit costs are listed below.
- Furnish and install standard 26 Ga. **Westlake Royal Stone Coated Unified Steel Roof Tile**, mechanically fastened with manufacturers color matched Panel Screws HWH #10X2.5" per code and manufacturers application instructions.
- Furnish and install matching color and gauge **Westlake Royal Stone Coated Hip, Ridge, and Rake Cap Mission** along with end discs in applicable locations, mechanically fastened with manufacturers color matching screws.
- Furnish all needed lull lifting, debris haul away, and on-site management. Provide means of egress, and ground protection.
- Furnish all needed Permits and Inspections.

Warranties:

- Furnish 50 Year Limited Westlake Royal Unified Steel Material Warranty.
- Furnish 30 Year Prorated Limited Lifetime Warranty by Polyglass plus 5 Year warranty with PolyAnchor HV
- Furnish 5 Year Workmanship Warranty from Advanced Roofing & Sheet Metal.



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Gutters /Downspouts / Fascia

- Remove and replace approximately 1,215 LF of 6" Seamless Gutters
- Remove and replace approximately 216 LF of 3"x4" Downspouts
- Remove and replace approximately 6,750 LF of vented aluminum soffit.
- Remove and replace approximately 6,750 LF of aluminum fascia.

Warranties:

- 2-year warranty on labor and material

<i>Unit cost Items:</i>	1. Replacement of damaged plywood.	\$87.00 per Sheet
	2. Replacement of damaged fascia board.	\$9.50 per L.F.
	3. Replacement of damaged trussing.	\$16.00 per L.F.
	4. Replacement of roof to vertical wall flashing.	\$4.25 per L.F.
	With Stucco bust out.	\$30.00 per L.F.



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Excludes:

P&P Bonds (Add 1.8% if bond is required)
Waterproofing/Moisture Barrier/Traffic Coating
All metal wall/soffit panels
Pipe supports
Roof Hatches/Smoke Hatches/Skylights
Structural support/framing/sub-framing/decking
Insulation joint tape
Temporary roofing/sheet metal
Work not integral to roofing system
Sheet metal not essential to roof system
Roof drains
Deck repairs, Patching, Etc.
Repairs to damaged roof caused by others
Group cleaning of construction site (we will keep our worksite clean)
Any type of painting
Any type of masonry work
Any saw cutting (i.e. reglet, etc.)
Thru-wall flashing
Lightning protection and related materials
Insulation on curb wall or any vertical surface
Custom sheet metal colors
Fabricated curbs and vent stacks
Wall sheathing, etc.
Per 2020 FBC roof to wall connections must be upgraded at time of roof replacement, this is excluded in the contract price, owner to provide all roof to wall connections/improvements.



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Overall Project and Conditional Exclusions

Notwithstanding anything to the contrary in the contract documents, in the event of a delay or price increase of material or equipment occurring through no fault of Contractor, the price, time of completion and/or contract requirements shall be equitably adjusted by Change Order.

Mold is present in many locations. Mold can be dangerous, can cause many health-related diseases and can be deadly in some cases. Advanced Roofing & Sheet Metal LLC does not inspect for mold. We are specifically not qualified to determine if mold is present. It is the responsibility of the building owner to determine if mold is present. It is also the building owner's responsibility to notify Advanced Roofing & Sheet Metal LLC within 24 hours of occurrence of any leak in the building and where mold may occur or may be present. The parties here to agree that Advanced Roofing & Sheet Metal LLC shall not be liable for any damages for not identifying any mold or for mold occurring, mold occurring at a later date, health effects or workers compensation effects from mold either directly or indirectly caused by our activities, materials used, processes and workmanship at the above building sites.

All material is guaranteed to be as specified. All work to be done in a workman like manner according to standard practices. Any alteration or deviation from the 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 covered by Workman's Compensation Insurance. Should legal action ensue from this contract, then the losing party, shall pay the attorney fees of the prevailing party.

In the event of a warranty claim, Advanced Roofing & Sheet Metal LLC will create a service order and a service crew will investigate the source of the problem. If the problem is not due to the fault of Advanced, Roofing & Sheet Metal LLC., standard service charges will apply and be the responsibility of the owner.

Concealed conditions, which affect the progress of the work, will be addressed on a time and materials basis. Advanced, and Sheet Metal LLC requires access to the interior spaces of the building prior to commencement and throughout the performance of the work for the purpose of identifying pre-existing interior damage and/or mitigating damage that might occur. Failure to provide access as outlined above will relieve Advanced Roofing & Sheet Metal LLC. of responsibility for any claims of interior damage.

Water intrusion, due to leaks within a roofing system, can lead to the proliferation of mold of exterior and interior surfaces. In performing roofing, maintenance or repair services under this agreement, it is understood and agreed that Advanced Roofing & Sheet Metal LLC's Insurance carrier disclaim liability for mold problems and will not be held responsible for any direct, incidental or consequential damages, including health problems attributable to past, present, or future water intrusion and associated mold, fungus, mildew, or algae growth.



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I understand and agree that Advanced, Roofing & Sheet Metal LLC. has no knowledge of the structural integrity of driveways, sidewalks and paver systems and cannot be held liable for structural damage to these systems. Damages to landscaping, fencing, and exterior building components by Advanced Roofing & Sheet Metal LLC or its material suppliers will be repaired by Advanced, Roofing & Sheet Metal LLC.

In the event of a variation in installation procedures, design, or accessories provided by Advanced, Inc., and manufacturers specifications or building code, Advanced, Roofing & Sheet Metal LLC. reserves the right to provide job specific engineering documentation to support its work performed. This documentation will be provided by a Florida Licensed engineer in a signed and sealed report and shall be the final authority of the work.

Customer will be deemed to have accepted Contractor's performance as complete under this agreement unless Customer has notified Contractor in writing otherwise within thirty (30) days of substantial completion.

Florida law contains important requirements you must follow before you may file a lawsuit for defective construction against a contractor, subcontractor, supplier, or design professional for an alleged construction defect in your home. Sixty days before you file your lawsuit, you must deliver to the contractor, subcontractor, supplier, or design professional a written notice of any construction conditions you allege are defective and provide your contractor and any subcontractors, suppliers, or design professionals the opportunity to inspect the alleged construction defects and make an offer to repair or pay for the alleged construction defects. You are not obligated to accept any offer made by the contractor or any subcontractors, suppliers, or design professionals. There are strict deadlines and procedures under Florida law.

According to Florida's construction lien law (Section 713.001-713.37, Florida statutes), those who work in your property or provide materials 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 you Contractor or a Subcontractor fails to pay Subcontractors, Sub-Subcontractors or Material Suppliers or neglects 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 labor, materials, or other services that your Contractor or 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.

In addition, if HVAC is part of the scope, then the above conditions and exclusion apply as well as these items:

Standard hourly rates are \$ 90.00 per hour during normal business hours (M-F 8a - 5p) and \$135.00 per hour for after hours. Contractor holds no liability for damage to property sustained from clogged condensate drains. Contractor is not responsible for damage to equipment due to lack of maintenance, improper use, corrosion, water intrusion, or building defects.



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HVAC systems in buildings are not limited to the Heating, Ventilation, and Air Conditioning equipment alone. Other components that are part of the system include high voltage wiring, disconnects, breakers, control wiring, condensate drains, refrigerant piping, ductwork, insulation, and structural supports. All these factors affect the overall performance of your HVAC equipment. The contractor is not liable for any of these conditions unless otherwise indicated.

Contractor will perform a pressure test and vacuum test on existing refrigerant lines to test for leaks. Customers will be notified of any deficiencies and repairs will be made on a time and material basis.

For Roofing Projects: Disconnecting and reconnecting an air conditioning system poses a risk to the equipment itself. Contractor is not responsible for units that fail to startup after being disconnected. The contractor is also not responsible for damage to the unit because of corrosion, bad wiring, or original improper installation. All repairs will be performed on a time and material basis. Any additional refrigerant required to achieve proper superheat and subcooling will be billed separately.

Price Escalation Clause:

Notwithstanding the foregoing, Contractor shall be entitled to a Change Order in the Contract Price and/or time in the event of, without limitation, any of the following events occurring after the execution of the Agreement: (i) a change in applicable law, (ii) the implementation or proposed implementation of new tariffs or modification of existing tariffs that increase Contractor's cost of materials and equipment, or (iii) regional labor escalation or shortages that cannot be reasonably foreseen and estimated at the time of execution hereof. The Contractor shall provide reasonable documentation of increased costs or delays, including supplier invoices, tariff schedules, labor market data, or other relevant evidence.

Accepted By: _____ Date of Acceptance: _____

Print name: _____

Note: In signing this, you acknowledge that you have received and read all eight (8) pages of this proposal.