

RESOLUTION NO. R-CRA-2024-19

A RESOLUTION OF THE HOLLYWOOD, FLORIDA, COMMUNITY REDEVELOPMENT AGENCY ("CRA"), APPROVING AND AUTHORIZING THE APPROPRIATE CRA OFFICIALS TO EXECUTE A PROPERTY IMPROVEMENT PROGRAM GRANT AGREEMENT WITH BURGER BEACH, LLC. FOR ON-SITE IMPROVEMENTS TO THE PROPERTY LOCATED AT 1100 NORTH OCEAN DRIVE IN A TOTAL GRANT AMOUNT NOT TO EXCEED \$250,000.00.

WHEREAS, on February 2, 2011, the Community Redevelopment Agency ("CRA") Board passed and adopted Resolution No. R-CRA-2011-08, which amended and consolidated the Property Improvement Program ("PIP") for the Beach and Downtown Districts into one comprehensive program; and

WHEREAS, the CRA adopted the PIP to facilitate the upgrading of structures and/or eliminate slum and blighting influences within both districts of the CRA; and

WHEREAS, the PIP is a comprehensive program with eligibility guidelines and specific criteria; and

WHEREAS, Daniel G Serafini, as a duly authorized representative of Burger Beach, LLC ("Burger") submitted an application in accordance with the PIP requirements; and

WHEREAS, Burger intends to improve the appearance of the property located at 1100 North Ocean Drive, which is within the Beach District of the CRA; and

WHEREAS, CRA staff has reviewed the application in accordance with the PIP guidelines and has determined that Burger's application meets the eligibility criteria for a grant under the PIP Program; and

WHEREAS, the total project cost for the 1100 N. Ocean Drive building is estimated at \$681,110.00, and the grant amount for this project will not exceed \$250,000.00, making the CRA's contribution approximately 37 % of the total cost; and

WHEREAS, Burger will expend these monies on the project and the grant will be distributed upon completion of improvements; and

WHEREAS, the proposed private redevelopment will enhance and preserve the CRA's efforts for redevelopment in the area and further promote commercial redevelopment in the CRA District; and

WHEREAS, the CRA Executive Director and CRA staff recommend approval of a grant to Burger pursuant to the PIP Program; and

WHEREAS, after reviewing the applications submitted by Daniel G Serafini on behalf of Burger, the CRA Board has found and determined that it would be beneficial to the redevelopment effort and a proper public purpose under Chapter 163, Florida Statutes, to support Burger’s improvement project through a grant of funds pursuant to the terms and conditions set forth in the attached property improvement grant agreement to be executed by the parties; and

WHEREAS, funding for the attached agreement have been appropriated and exists in account number Beach CRA - 163.638504.55200.548640.000000.000.000.

NOW, THEREFORE, BE IT RESOLVED BY THE HOLLYWOOD, FLORIDA COMMUNITY REDEVELOPMENT AGENCY:

Section 1: That the foregoing “WHEREAS” clauses are ratified and confirmed as being true and correct and are incorporated in this Resolution.

Section 2: That it approves and authorizes the execution, by the appropriate CRA officials, of the attached Property Improvement Program Grant Agreement with Burger Beach, LLC, located at 1100 N. Ocean Drive, together with such non-material changes as may subsequently be agreed to by the CRA Executive Director and approved as to form and legal sufficiency by the CRA General Counsel.

Section 3: That this Resolution shall be in full force and effect immediately upon its passage and adoption.

PASSED AND ADOPTED this 3rd day of April, 2024.

ATTEST:

HOLLYWOOD, FLORIDA
COMMUNITY REDEVELOPMENT
AGENCY



PHYLLIS LEWIS
BOARD SECRETARY



JOSH LEVY, CHAIR

APPROVED AS TO FORM:



DOUGLAS R. GONZALES
GENERAL COUNSEL

Grant Agreement Documentation Order: Property Improvement Program (PIP)

1. Reso	PAGE 02
2. Signed Agreement	PAGE 04
3. W-9	PAGE 10
4. Grant Application – Back Up I	PAGE 11
5. Letter of Intent – Back Up I	PAGE 12
6. Property Insurance – Back Up I	PAGE 13
7. Ownership Information – Back Up I	PAGE 17
8. Current Photos – Back Up I	PAGE 23
9. Letter of Authorization – Exhibit A	PAGE 29
10. Bib Summary Form – Exhibit B	PAGE 30
11. Selected Contractor(s) Quotes, Licenses and Insurance – Exhibit B	PAGE 31
12. Renderings – Exhibit B	PAGE 46
13. Non-Selected Contractor(s) Quotes – Back Up II	PAGE 58

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HOLLYWOOD, FLORIDA
COMMUNITY REDEVELOPMENT
AGENCY



PHYLLIS LEWIS
BOARD SECRETARY



JOSH LEVY, CHAIR

APPROVED AS TO FORM:



DOUGLAS R. GONZALES
GENERAL COUNSEL

CITY OF HOLLYWOOD
COMMUNITY REDEVELOPMENT AGENCY

PROPERTY IMPROVEMENT PROGRAM (PIP)
GRANT AGREEMENT

1/9/2025

THIS AGREEMENT is made and entered into this 9th day of January, 2025 by and between the Hollywood, Florida, Community Redevelopment Agency, a Florida body corporate and politic (“CRA”) and **Burger Beach, LLC** the owner of the property located at **1100 North Ocean Drive, Hollywood, FL 33019** whose Federal I.D. No. is **47-1853645** (“Recipient”).

RECITALS

WHEREAS, the CRA is desirous of encouraging activities which contribute to the enhancement of redevelopment activities in Hollywood, Florida; and

WHEREAS, in 2005, the CRA Board approved and adopted the PROPERTY IMPROVEMENT PROGRAM (“PIP”) to leverage private investment for general exterior and interior property improvements to structures and/or to eliminate slum and blighting influences within the Hollywood Beach and Downtown Districts of the Community Redevelopment Agency (CRA); and

WHEREAS, in 2011, the CRA Board approved and adopted amendments to the PROPERTY IMPROVEMENT PROGRAM; and

WHEREAS, pursuant to Resolution R-CRA-2011-64, the CRA Board has authorized the CRA Executive Director to approve PIP grants below \$25,000 in accordance with the PIP requirements; and

WHEREAS, pursuant to the PROPERTY IMPROVEMENT PROGRAM, **Daniel G Serafini**, as a duly authorized representative of Recipient, has applied for a Grant to assist it in making comprehensive exterior property improvements to the property located at **1100 North Ocean Drive, Hollywood, FL 33019**; and

WHEREAS, after reviewing the application submitted by Recipient, the CRA Board has found and determined that it would be beneficial to Redevelopment effort and a proper public purpose under Chapter 163, Florida Statutes, to support Recipient's improvement project through a grant of funds upon the terms and conditions hereinafter described; and

NOW, THEREFORE, for the mutual considerations described herein and other good and valuable consideration, the parties agree as follows:

I) CRA Obligations and Responsibilities:

- (A) Upon Recipient completing the comprehensive exterior and/or interior improvements acceptable to the CRA's Executive Director and after construction is completed and upon receipt of all documentation relating to the projects improvement costs, the CRA shall reimburse Recipient for one-half of the construction cost up to a maximum grant of **\$250,000.00** In the event that Recipient fails to complete the comprehensive exterior improvements and other improvements by the completion date, CRA shall not be liable for reimbursement for any construction costs unless the CRA Executive Director agrees in writing.
- (B) The CRA shall not be liable for payments for services beyond the scope of the CRA authorized improvements, nor shall the CRA be liable for improvements which are made after the comprehensive exterior property improvement project is completed or after the CRA has authorized reimbursement to the Recipient.
- (C) The CRA shall not be a party to nor is it liable for any contractual payments to any contractors, architects or other third parties. Payments to any contractors, architects or other parties are the sole responsibility of the Recipient.

II) Recipient Obligations and Responsibilities:

- (A) Recipient agrees to accept grant funds in an amount not to exceed **\$250,000.00** Such grant funds shall be done on a reimbursement basis and shall only be for one-half of the construction cost up to a maximum grant amount of **\$250,000.00**; and
- (B) Recipient acknowledges and agrees that the grant funds are to be used solely for property improvements approved by the CRA on the property located at: **1100 North Ocean Drive, Hollywood, FL 33019.**
- (C) Recipient acknowledges that it is the owner of the subject property, or if the Recipient is not the owner, it has received the owner's written consent to improve the subject property (shown in Exhibit "A" which is attached hereto and incorporated by reference) and as such it is authorized to contract for exterior and/or interior property improvements; and

- (D) Recipient shall submit a final design sketch of the exterior property improvements along with a contractor's bid for the improvements (which are attached hereto as Exhibit "B" and are incorporated herein by reference") to the City of Hollywood's Department of Planning and Development Services for review by applicable boards and/or City staff. All general exterior property improvements shall be consistent with all applicable City of Hollywood codes and design regulations; and
- (E) Recipient agrees that all exterior property improvements as set forth in Exhibit "B" shall be completed by **July 31, 2025** (the completion date) and no grant fund reimbursement payments shall be made prior to completion; and
- (F) Recipient shall comply with all applicable federal, state, county and municipal laws, ordinances, codes and regulations; and
- (G) Recipient shall maintain books, records, and documents in accordance with generally accepted accounting procedures and practices to maintain adequate internal controls which, relating to façade improvements, sufficiently and properly reflect all expenditures of funds provided by the CRA under this Agreement; and
- (H) Recipient shall make all books pertaining to the business and exterior and/or interior property improvements project available to the CRA for inspection, review or audit purposes at all reasonable times upon demand the term of this Agreement and for three (3) years thereafter; and
- (I) The Recipient shall submit to the CRA not more than sixty (60) days after the comprehensive exterior property improvement project is completed, all supporting documentation, including but not limited to paid receipts, two (2) 8 x 10 photographs of the completed exterior property improvements and documentation relating to the construction costs expended for the exterior property improvements project on the subject property; and
- (J) The Recipient and or the Recipient's contractor(s) shall carry worker's compensation insurance to cover all workers involved in the project. Recipient shall maintain, at its own expense, General Liability Insurance covering the subject property and the resultant uses thereof in the amount of \$1,000,000.00 and will maintain property damage coverage for a minimum of \$100,000.00 the premium of which shall be paid prior to execution of this Agreement. Said insurance shall name the CRA as an additional insured; and shall provide that the CRA will receive notice of any cancellation or change in coverage. Recipient shall furnish CRA with certificates of Insurance. Any lapse of this coverage during this period of the Agreement shall be grounds for termination of the Agreement by the CRA.

(III) Representations

As a material consideration in granting the funds which are the subject of this agreement, the CRA has relied upon the following representatives of the Recipient:

1. Recipient, or any of its officers, directors, or employees has not been convicted of any felony or crime involving dishonesty, fraud, misrepresentation or moral turpitude.
2. To the best knowledge of the Recipient, there is no action, investigation or proceeding pending against the Recipient or any of its officers, directors or employees involving dishonesty, fraud, misrepresentation, morale turpitude or like matters, nor is there any factual basis which is likely to give rise to such an action, investigation or proceeding.

3. The Recipient is a duly authorized representative of the business and is authorized to execute this Agreement.
4. The Recipient shall comply with all applicable laws and procedures in connection with the expenditure of funds including but not limited to obtaining all necessary permits and licenses.

(IV) Term of Agreement

This Agreement shall commence upon execution and shall expire sixty (60) days after the Completion Date. In the event that the Recipient fails to commence the project within thirty (30) days from the date of execution of this Agreement, CRA reserves the right to terminate this Agreement upon twenty-four (24) hours notice to Recipient.

(V) Designated Representatives

The names and addresses of the Designated Representatives of the parties in connection with this Agreement are as follows:

AS TO AGENCY: **Executive Director**
Hollywood, Florida Community Redevelopment Agency
1948 Harrison Street
Hollywood, FL 33020

WITH A COPY TO: **General Counsel**
Hollywood, Florida Community Redevelopment Agency
2600 Hollywood Boulevard, Room 407
Hollywood, FL 33020

AS TO RECIPIENT: **Burger Beach, LLC**
Daniel G Serafini
1604 SE 10 ST, 801
FT. Lauderdale, FL 33316

WITH A COPY TO: **Burger Beach, LLC**
Joseph R. Casacci, P.A.
111 N Pine Island Road, Suite 104
Plantation, FL 33324

- (A) Recipient acknowledges that the CRA is not affiliated with or responsible for Recipient's activities hereunder or otherwise. Further, Recipient hereby indemnifies and holds harmless the CRA for any actions, suits, or proceedings arising out of the subject matter of this Agreement. Such obligation to indemnify and hold harmless shall continue notwithstanding any negligence or comparative negligence on the part of the CRA relating to such loss or damage and shall include all costs, expenses and liabilities incurred by the CRA in connection with any such claim, suit, action proceeding brought thereon and any order, judgment or decree which may be entered in any such action or proceeding or as a result thereof.
- (B) Recipient agrees that nothing herein contained is intended or should be construed as in any way creating or establishing the relationship of partners or joint ventures between the CRA and the

Recipient as an agent, representative or employee of the CRA for any purpose or in any manner whatsoever, and that it shall not represent to any third parties that such is the case.

- (C) Recipient may not assign any rights under this Agreement without the prior written consent of the CRA, which may be withheld in its sole discretion.
- (D) The name and address of the official payee to whom payments hereunder will be made is:

Burger Beach, LLC
Daniel G Serafini
1604 SE 10 ST, 801
FT. Lauderdale, FL 33316

- (E) This Agreement shall be governed by the laws of the State of Florida. Any and all legal action necessary to enforce this Agreement will be heard in Broward County, Florida. No remedy herein conferred upon any part is intended to be in addition to every other remedy given hereunder or now or hereafter existing at law or in equity or by statute or otherwise. No single or partial exercise by any part of any right, power or remedy hereunder shall preclude any other of further exercise thereof.
- (F) This Agreement may only be amended or modified by an instrument in writing signed by both parties.
- (G) The Recipient acknowledges and agrees that the CRA may in its sole discretion discontinue this program at any time. At all other times, either party can cancel this agreement by thirty-(30) days written notice to the other. In the event that Recipient cancels this Agreement, the CRA shall not be liable to any contractor (s) or subcontractor (s) with relation to any work performed pursuant to the contract between Recipient and the Contractor(s) or subcontractor(s).
- (H) Recipient agrees that if the Recipient sells the property, changes the use of the business or goes out of business prior to receiving the grant funds or anytime within five years of receiving grant funds, all or a portion of the funds will be reimbursed to the CRA. If it is determined that reimbursement is based on a portion of the funds, Recipient shall reimburse the CRA in the following manner: 80% if the property is sold, the business use is changed or the business goes out of business within one year of the final disbursement; If said conditions occur within two years of the final disbursement, Recipient shall reimburse 60% of the funds; if said conditions occur within three years, then Recipient shall reimburse 40%, and if within four years, then Recipient shall reimburse 20% of the funds disbursed. Reimbursement requirements shall not be applicable to exterior-only improvement projects.
- (I) Recipient shall be required to provide sufficient security for grants awarded by the CRA Board. Such security shall be approved by the Executive Director and CRA General Counsel to sufficiently cover the repayment provision and may include a mortgage, personal guarantee, security agreement and/or any other acceptable form of security. Security requirements shall not be applicable to exterior-only improvement projects. Nothing in this paragraph shall be construed to prohibit the CRA Board from awarding a grant without security, if the Board determines that such grant is in the best interest of the CRA.

Form **W-9**
(Rev. October 2018)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Give Form to the requester. Do not send to the IRS.

Go to www.irs.gov/FormW9 for instructions and the latest information.

Print or type.
See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.
A1A PRIME PROPERTIES, LLC

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.

Individual/sole proprietor or single-member LLC

C Corporation

S Corporation

Partnership

Trust/estate

Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

Other (see instructions) ▶ _____

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from FATCA reporting code (if any) _____

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.
1100 N OLAN DR

6 City, state, and ZIP code
Hollywood, FL 33019

7 List account number(s) here (optional)

Requester's name and address (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Social security number

				-			-				
--	--	--	--	---	--	--	---	--	--	--	--

or

Employer identification number

4	7	-	1	8	5	3	6	4	5
---	---	---	---	---	---	---	---	---	---

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

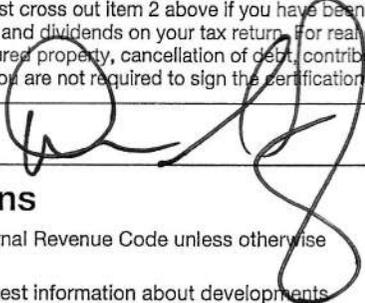
Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign this certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here

Signature of U.S. person ▶ 

Date ▶ **01/25/2024**

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
 - Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
 - Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
 - Form 1099-S (proceeds from real estate transactions)
 - Form 1099-K (merchant card and third party network transactions)
 - Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
 - Form 1099-C (canceled debt)
 - Form 1099-A (acquisition or abandonment of secured property)
- Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.
- If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.



Property Improvement Program (PIP) Application

Name: Daniel Serafini

Name of Business/Property to be Renovated: A1A Prime Properties, LLC

Address: 1100 N Ocean DR, Hollywood FL 33019

Telephone Number: (954) 401-1325

Are you the Property Owner or Business Owner? yes

Type of Improvement(s) Planned: Seawall & Dock restoration, monument sign, landscaping, backflow prevention, impact glass

Incentive Amount: \$ 425,000

Total Cost of Project: \$

I hereby submit the attached plans, specification and color samples for the proposed project and understand that these must be approved by the Hollywood, Florida Community Redevelopment Agency ("CRA"). No work shall begin until I have received written approval from the CRA. I further understand that unless otherwise approved by the CRA Board, funding will not be paid until the project is complete.

Signature of Applicant (Handwritten signature)

Date: 1/25/2024

Print Name: DANIEL SERAFINI



November 30, 2023

Hollywood CRA
1948 Harrison Street
Hollywood, FL 33020

Re: Letter of Intent for Submission of Application for Property Improvement Program ("PIP")

Hollywood CRA:

I am the owner of Burger Beach, LLC (dba, Le Tub) located at 1100 N Ocean Dr in Hollywood, Florida. Our restaurant is a prominent structure situated directly on Ocean Drive across from Margaritaville resort and the Hollywood Beach Broadwalk. Le Tub has been a Hollywood Beach institution for almost 50 years and as such, has a significant reflection on the community. We have observed the accomplishments of the Hollywood CRA to revitalize and enhance the community and as fellow residents, want to be a part of this exciting effort.

Le Tub is almost 50 years old and last year we initiated a major renovation project to restore and enhance the original structure. Project plans include rebuilding the seawall and dock, adding impact resistant windows and doors, revamping landscaping, backflow prevention, and our monument signage.

In November of this year, I met with Christopher Crocitto of your office to learn more about the Property Improvement Program (PIP). Mr. Crocitto explained the goals and requirements of the program. Since then, we have taken a closer look at our building and have determined that undertaking these additional improvements would enhance the building and would also complement the CRA's efforts on Hollywood Beach.

As required by the PIP we will be obtaining bids for each item in our proposed scope of work along with pictures of existing conditions. We look forward to working with the CRA staff to make this happen.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Daniel Serafini', with a large, stylized flourish at the end.

Daniel Serafini, President
Burger Beach, LLC (dba, Le Tub)



EVIDENCE OF COMMERCIAL PROPERTY INSURANCE

BACK-UP 1
DATE (MM/DD/YYYY)

10/24/2024

THIS EVIDENCE OF COMMERCIAL PROPERTY INSURANCE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE ADDITIONAL INTEREST NAMED BELOW. THIS EVIDENCE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS EVIDENCE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE ADDITIONAL INTEREST.

PRODUCER NAME, CONTACT PERSON AND ADDRESS Coastal Insurance Solutions 800 North Ocean Drive, Floor 2 Hollywood FL		PHONE (A/C, No, Ext): 954-920-1152	COMPANY NAME AND ADDRESS Scottsdale Insurance Company P.O. Box 4110 Scottsdale AZ 85261		NAIC NO:
FAX (A/C, No): 866-440-8210		E-MAIL ADDRESS: andrew@cisfla.com		IF MULTIPLE COMPANIES, COMPLETE SEPARATE FORM FOR EACH	
CODE: AGENCY CUSTOMER ID #: A1A		SUB CODE:		POLICY TYPE Package Policy	
NAMED INSURED AND ADDRESS A1A Prime Properties, LLC 300 Arizona Street Hollywood FL 33019		LOAN NUMBER 17001010401	POLICY NUMBER 02378492		
ADDITIONAL NAMED INSURED(S)		EFFECTIVE DATE 10/31/2024	EXPIRATION DATE 10/31/2025	<input checked="" type="checkbox"/> CONTINUED UNTIL TERMINATED IF CHECKED	
THIS REPLACES PRIOR EVIDENCE DATED:					

PROPERTY INFORMATION (ACORD 101 may be attached if more space is required) BUILDING OR BUSINESS PERSONAL PROPERTY

LOCATION / DESCRIPTION
 1100 N Ocean Drive
 Hollywood FL 33019

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS EVIDENCE OF PROPERTY INSURANCE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

COVERAGE INFORMATION PERILS INSURED BASIC BROAD SPECIAL

COMMERCIAL PROPERTY COVERAGE AMOUNT OF INSURANCE: \$ 310,000.00		DED: 2500 AOP & 5% wind	
<input checked="" type="checkbox"/> BUSINESS INCOME <input checked="" type="checkbox"/> RENTAL VALUE	YES NO N/A	<input checked="" type="checkbox"/>	If YES, LIMIT: 500,000 <input checked="" type="checkbox"/> Actual Loss Sustained; # of months: 12
BLANKET COVERAGE	YES NO N/A	<input checked="" type="checkbox"/>	If YES, indicate value(s) reported on property identified above: \$
TERRORISM COVERAGE	YES NO N/A	<input checked="" type="checkbox"/>	Attach Disclosure Notice / DEC
IS THERE A TERRORISM-SPECIFIC EXCLUSION?	YES NO N/A	<input checked="" type="checkbox"/>	
IS DOMESTIC TERRORISM EXCLUDED?	YES NO N/A	<input checked="" type="checkbox"/>	
LIMITED FUNGUS COVERAGE	YES NO N/A	<input checked="" type="checkbox"/>	If YES, LIMIT: DED:
FUNGUS EXCLUSION (if "YES", specify organization's form used)	YES NO N/A	<input checked="" type="checkbox"/>	
REPLACEMENT COST	YES NO N/A	<input checked="" type="checkbox"/>	
AGREED VALUE	YES NO N/A	<input checked="" type="checkbox"/>	
COINSURANCE	YES NO N/A	<input checked="" type="checkbox"/>	If YES, %
EQUIPMENT BREAKDOWN (if Applicable)	YES NO N/A	<input checked="" type="checkbox"/>	If YES, LIMIT: 310,000 DED: 2500
ORDINANCE OR LAW - Coverage for loss to undamaged portion of bldg	YES NO N/A	<input checked="" type="checkbox"/>	If YES, LIMIT: DED:
- Demolition Costs	YES NO N/A	<input checked="" type="checkbox"/>	If YES, LIMIT: DED:
- Incr. Cost of Construction	YES NO N/A	<input checked="" type="checkbox"/>	If YES, LIMIT: DED:
EARTH MOVEMENT (if Applicable)	YES NO N/A	<input checked="" type="checkbox"/>	If YES, LIMIT: DED:
FLOOD (if Applicable)	YES NO N/A	<input checked="" type="checkbox"/>	If YES, LIMIT: 310,000 DED: 5000
WIND / HAIL INCL <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Subject to Different Provisions:	YES NO N/A	<input checked="" type="checkbox"/>	If YES, LIMIT: 310,000 DED: 5%
NAMED STORM INCL <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Subject to Different Provisions:	YES NO N/A	<input checked="" type="checkbox"/>	If YES, LIMIT: 310,000 DED: 5%
PERMISSION TO WAIVE SUBROGATION IN FAVOR OF MORTGAGE HOLDER PRIOR TO LOSS	YES NO N/A	<input checked="" type="checkbox"/>	

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

ADDITIONAL INTEREST

CONTRACT OF SALE MORTGAGE <input checked="" type="checkbox"/>	LENDER'S LOSS PAYABLE Additional Insured <input type="checkbox"/>	LOSS PAYEE	LENDER SERVICING AGENT NAME AND ADDRESS
NAME AND ADDRESS City of Hollywood Hollywood CRA 1948 Harrison Street Hollywood, FL 33020			AUTHORIZED REPRESENTATIVE

American Strategic Insurance Corp.
 P.O. Box 33018
 St. Petersburg, FL 33733-8018
 866-511-0793
 PGRH_FloodUnderwriting@Progressive.com



Renewal **General Property Form** **Policy Declarations**

Policy Number: 0FLD610365
Product Type: Standard Policy
 Renewal

Policy Period: 10/24/2024 to 10/24/2025
 At the time of loan closing

Named Insured

NAIC: 10872

Agent/Producer Name & Address

Property Location:
 A1A PRIME PROPERTIES, LLC
 1100 N OCEAN DR
 HOLLYWOOD, FL 33019-3309

416424 - COASTAL INSURANCE SOLUTIONS, LLC
 800 NORTH OCEAN DRIVE, FLOOR 2 HOLLYWOOD,
 FL 33019
 (954)920-1152

Mailing Address

A1A PRIME PROPERTIES, LLC
 300 ARIZONA ST
 HOLLYWOOD, FL 33019

Payor: A1A PRIME PROPERTIES, LLC

Building Information

Date of Construction: 01/01/1961
 Rate Category: Rating Engine

Occupancy: **Non-Residential Building**
 Elevated Building: **No**
 Number of Floors: **1 Floor**
 Built on Slab at Ground Level
 Construction Type: **Masonry**
 Type of Building: **restaurant**
 First Floor Height: **3.1 ft** **FEMA determined**
 Prior NFIP Claims: **0**
 Your property's NFIP Flood claims history can affect your premium
 Replacement Cost: **\$310,000**

FEMA Determined Replacement Cost: **\$0**

Coverage Information	Limit(s):	Deductible	Premium
Building	\$310,000	\$5,000	\$4,500.00
Contents	\$100,000	\$5,000	\$1,870.00

THIS IS NOT A BILL

MORTGAGEE:

The Reform Act of 1994 requires you to notify the WYO company for the policy within 60 days of any changes in the service of the loan.

COVERAGE LIMITATIONS MAY APPLY.

See Your Policy Form for Detail

For questions about your flood insurance policy rating, contact your agent or insurance company. To learn more about your flood risk please visit FloodSmart.gov/floodcosts.

ICC Premium:	\$75.00
Mitigation Discount:	\$0.00
CRS Discount:	\$-15.00
Full-Risk Premium:	\$6,430.00
Annual Increase Cap Discount:	\$0.00
Pre-FIRM Discount:	\$0.00
Newly Mapped Discount:	\$0.00
Other Statutory Discounts:	\$0.00
Discounted Premium:	\$6,430.00
Reserve Fund Assessment:	1,157.00
HFIAA Surcharge:	\$250.00
Federal Policy Fee:	\$47.00
Probation Surcharge:	\$0.00
Total Annual Payment:	\$7,884.00

Special Provisions

This policy covers only one building. If you have more than one building on your property, please make sure each is covered. See Section III Property Covered within your flood policy for the NFIP definition of 'building' or contact your agent, broker or insurance company.

Forms and Endorsements

ASI FLD IMPINF 08, GP 10 2021 Merged

This Declarations Page, in conjunction with the policy, constitutes your Flood Insurance Policy. IN WITNESS WHEREOF, we have signed this policy below and hereby enter into this Insurance Agreement.

Date: 09/13/2024

Tanya Fjare
 Property General Manager, Progressive Home

Additional Named Insured(s)

First Additional Named Insured:

A1A PRIME PROPERTIES, LLC
1100 N OCEAN DR
HOLLYWOOD, FL 33019-3309

Additional Insured:

City of Hollywood
Hollywood CRA
1948 Harrison Street
Hollywood, FL 33020



PROPERTY SUMMARY

Tax Year: 2024	Property Use: 10-01 Vacant Commercial	Deputy Appraiser: Commercial Department
Property ID: 514213010020	Millage Code: 0513	Appraisers Number: 954-357-6835
Property Owner(s): A1A PRIME PROPERTIES LLC	Adj. Bldg. S.F: 0	Email: commercialtrim@bcpa.net
Mailing Address: 1604 SE 10 ST FORT LAUDERDALE, FL 33316	Bldg Under Air S.F:	Zoning : BRT-25-A1A-C - BEACH RESORT A1A COMMERCIAL DISTRICT
Physical Address: N OCEAN DRIVE HOLLYWOOD, 33019	Effective Year: 0	Abbr. Legal Des.: HOLLYWOOD BEACH 1-27 B LOT 7 LESS R/W BLK A
	Year Built:	
	Units/Beds/Baths: 0 / /	

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2024	\$405,000	0	0	\$405,000	\$405,000	
2023	\$405,000	0	0	\$405,000	\$405,000	\$8,574.57
2022	\$202,500	0	0	\$202,500	\$202,500	\$4,207.00

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$405,000	\$405,000	\$405,000	\$405,000
Portability	0	0	0	0
Assessed / SOH	\$405,000	\$405,000	\$405,000	\$405,000
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$405,000	\$405,000	\$405,000	\$405,000

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
11/16/2022	Multi Special Warranty Deed Excluded Sale	\$3,700,000	118521889
08/24/2022	Special Warranty Deed Non-Sale Title Change	\$100	118362733
12/04/2013	Quit Claim Deed Non-Sale Title Change	\$100	111965317
09/10/1976	Quit Claim Deed	\$100	6719 / 592

LAND CALCULATIONS

Unit Price	Units	Type
\$150.00	2,700 SqFt	Square Foot

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
514213012230	05/31/2023	Warranty Deed	Qualified Sale	\$900,000	118900456	326 POLK ST #1-2 HOLLYWOOD, FL 33019
514213011570	05/23/2023	Warranty Deed	Qualified Sale	\$2,437,000	118897077	339 TAYLOR ST HOLLYWOOD, FL 33019
514213013240	04/02/2023	Warranty Deed	Qualified Sale	\$1,490,000	118824748	310 OREGON ST #1-4 HOLLYWOOD, FL 33019
514213010020	11/16/2022	Multi Special Warranty Deed	Excluded Sale	\$3,700,000	118521889	N OCEAN DR HOLLYWOOD, FL 33019
514213010030	11/16/2022	Multi Special Warranty Deed	Excluded Sale	\$3,700,000	118521889	1100 N OCEAN DR HOLLYWOOD, FL 33019

SPECIAL ASSESSMENTS

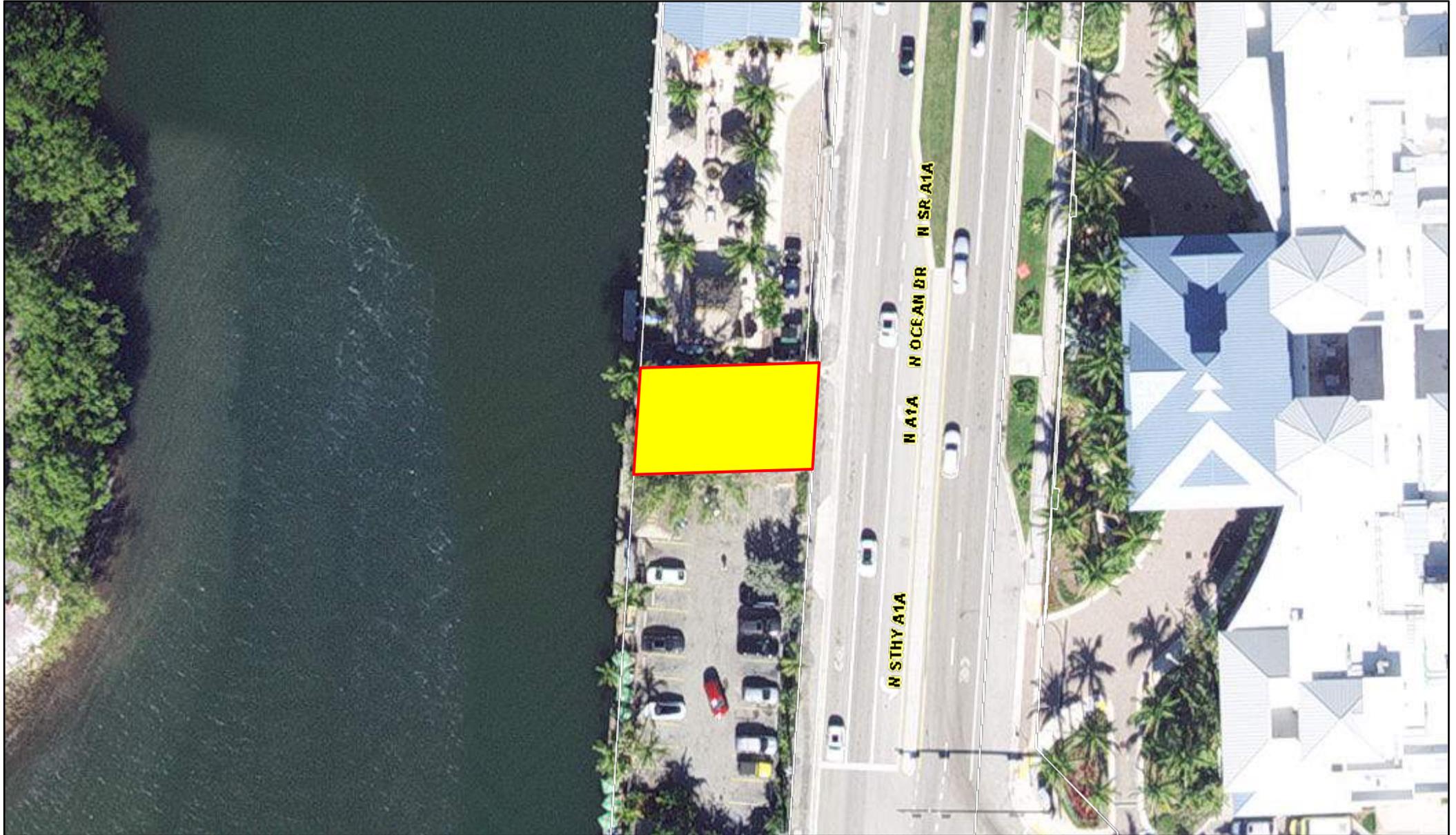
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
Hlwd Fire Rescue (05)								
Vacant Lots (L)								
1								

SCHOOL

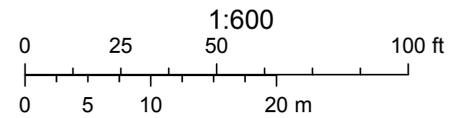
Hollywood Central Elementary: C
Olsen Middle: I
South Broward High: B

ELECTED OFFICIALS

Property Appraiser Marty Kiar	County Comm. District 6	County Comm. Name Beam Furr	US House Rep. District 25	US House Rep. Name Debbie Wasserman Schultz
Florida House Rep. District 101	Florida House Rep. Name Hillary Cassel	Florida Senator District 37	Florida Senator Name Jason W. B. Pizzo	School Board Member Daniel P. Foganholi



November 20, 2023





PROPERTY SUMMARY

Tax Year: 2024	Property Use: 33-02 Bars	Deputy Appraiser: Commercial Department
Property ID: 514213010030	Millage Code: 0513	Appraisers Number: 954-357-6835
Property Owner(s): A1A PRIME PROPERTIES LLC	Adj. Bldg. S.F: 1533	Email: commercialtrim@bcpa.net
Mailing Address: 1604 SE 10 ST FORT LAUDERDALE, FL 33316	Bldg Under Air S.F:	Zoning : BRT-25-A1A-C - BEACH RESORT A1A COMMERCIAL DISTRICT
Physical Address: 1100 N OCEAN DRIVE HOLLYWOOD, 33019	Effective Year: 1961	Abbr. Legal Des.: HOLLYWOOD BEACH 1-27 B LOT 8 TO 12,LESS E 12 1/2 FOR ST THEREOF BLK A
	Year Built: 1960	
	Units/Beds/Baths: 0 / /	

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2024	\$2,024,850	\$153,580	0	\$2,178,430	\$2,178,430	
2023	\$2,024,850	\$153,580	0	\$2,178,430	\$2,178,430	\$46,924.29
2022	\$810,880	\$86,110	0	\$896,990	\$896,990	\$19,420.15

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$2,178,430	\$2,178,430	\$2,178,430	\$2,178,430
Portability	0	0	0	0
Assessed / SOH	\$2,178,430	\$2,178,430	\$2,178,430	\$2,178,430
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$2,178,430	\$2,178,430	\$2,178,430	\$2,178,430

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
11/16/2022	Multi Special Warranty Deed Excluded Sale	\$3,700,000	118521889
08/24/2022	Special Warranty Deed Non-Sale Title Change	\$100	118362734
05/01/1975	Special Warranty Deed	\$110,000	6208 / 3
05/01/1974	Deed	\$103,000	

LAND CALCULATIONS

Unit Price	Units	Type
\$150.00	13,499 SqFt	Square Foot

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
514213012230	05/31/2023	Warranty Deed	Qualified Sale	\$900,000	118900456	326 POLK ST #1-2 HOLLYWOOD, FL 33019
514213011570	05/23/2023	Warranty Deed	Qualified Sale	\$2,437,000	118897077	339 TAYLOR ST HOLLYWOOD, FL 33019
514213013240	04/02/2023	Warranty Deed	Qualified Sale	\$1,490,000	118824748	310 OREGON ST #1-4 HOLLYWOOD, FL 33019
514213010020	11/16/2022	Multi Special Warranty Deed	Excluded Sale	\$3,700,000	118521889	N OCEAN DR HOLLYWOOD, FL 33019
514213010030	11/16/2022	Multi Special Warranty Deed	Excluded Sale	\$3,700,000	118521889	1100 N OCEAN DR HOLLYWOOD, FL 33019

SPECIAL ASSESSMENTS

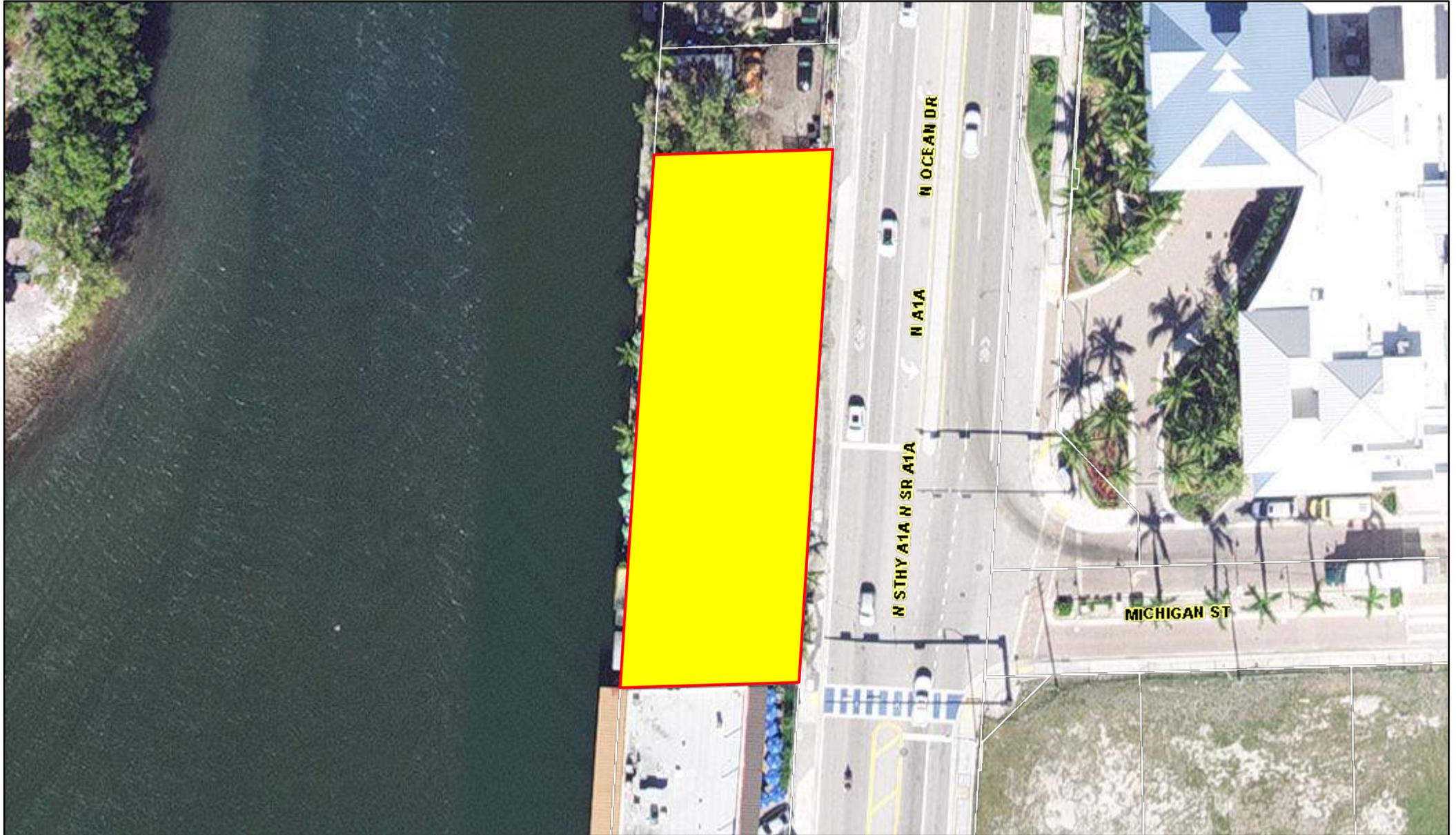
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
Hlwd Fire Rescue (05)								
Commercial (C)								
1,533								

SCHOOL

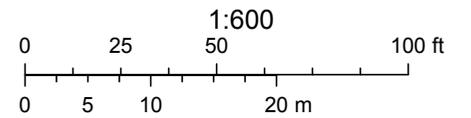
Hollywood Central Elementary: C
Olsen Middle: I
South Broward High: B

ELECTED OFFICIALS

Property Appraiser Marty Kiar	County Comm. District 6	County Comm. Name Beam Furr	US House Rep. District 25	US House Rep. Name Debbie Wasserman Schultz
Florida House Rep. District 101	Florida House Rep. Name Hillary Cassel	Florida Senator District 37	Florida Senator Name Jason W. B. Pizzo	School Board Member Daniel P. Foganholi



November 20, 2023





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
A1A PRIME PROPERTIES, LLC

Filing Information

Document Number	L14000140029
FEI/EIN Number	47-1853645
Date Filed	09/08/2014
Effective Date	09/08/2014
State	FL
Status	ACTIVE

Principal Address

1604 SE 10 STREET
ft lauderdale, FL 33316

Changed: 10/13/2022

Mailing Address

1604 SE 10 STREET
FT LAUDERDALE, FL 33316

Changed: 01/11/2021

Registered Agent Name & Address

JOSEPH R CASACCI PA
111 N PINE ISLAND ROAD
SUITE 104
PLANTATION, FL 33324

Authorized Person(s) Detail

Name & Address

Title Manager

SERAFINI, DANIEL G
1604 SE 10 STREET
FT LAUDERDALE, FL 33316

Title Authorized Member

SERAFINI, LISE-ANNE R
1604 SE 10 STREET
FT LAUDERDALE, FL 33316

Annual Reports

Report Year	Filed Date
2022	01/14/2022
2022	10/27/2022
2023	01/26/2023

Document Images

01/26/2023 -- ANNUAL REPORT	View image in PDF format
10/27/2022 -- AMENDED ANNUAL REPORT	View image in PDF format
01/14/2022 -- ANNUAL REPORT	View image in PDF format
01/11/2021 -- ANNUAL REPORT	View image in PDF format
01/17/2020 -- ANNUAL REPORT	View image in PDF format
02/04/2019 -- ANNUAL REPORT	View image in PDF format
01/10/2018 -- ANNUAL REPORT	View image in PDF format
01/16/2017 -- ANNUAL REPORT	View image in PDF format
03/04/2016 -- ANNUAL REPORT	View image in PDF format
01/09/2015 -- ANNUAL REPORT	View image in PDF format
09/08/2014 -- Florida Limited Liability	View image in PDF format





Large stylized letter 'B' on the yellow wall.



<p>LE BEGINNINGS</p> <p>LE BORGER</p> <p>LE SANDWICHES</p> <p>LE SALADS</p> <p>LE BEER & SELLTZEN</p>	<p>le tub</p> <p>LE BLOODY MARY</p> <p>LE FROZEN</p> <p>LE MARGARITAS</p>
--	---

JAMESON
 Please
 PARDON OUR MESS
 DURING OUR
 renovations
 le tub
 Use The
 Facilities Located
 @ Taberna 14

**GRUB 'N
 CHUG
 SPECIALS**



CRAB BOIL
 snow crab cluster, shrimp,
 clams, mussels, corn,
 red skin potatoes, old bay
 garlic-herb butter \$38

**FLORIDA
 STONE CRAB**



1100
 1150

**Great
 Burger**











November 30, 2023

To Whom it May Concern:

This Letter is to authorize our business, Burger Beach, LLC (dba, Le Tub) at 1100 N Ocean Drive, Hollywood FL 33019 to make any necessary changes to the seawall, dock, landscaping, and any other renovations. We also authorize them to enter an agreement with the CRA for the Property Improvement Program.

A handwritten signature in blue ink is positioned above a horizontal line. The signature is stylized and appears to read 'Daniel G Serafini'.

Daniel G Serafini
Burger Beach, LLC



HOLLYWOOD CRA GRANT PROGRAM BID SUMMARY

Business or Condo Name: **A1A Prime Properties LLC (Le Tub) (Dan Serafini)**

Property Address: **1100 N Ocean Dr, Hollywood, FL 33019**

PIP

WORK DISCIPLINE: Paint & Stucco, New Trellis & Roof, Impact Windows & Doors, ADA Ramps & Walkways, Asphalt & Restripe Parking Area, Engineering (Folios 514213010020 & 514213010030)

Contractor .001 Morrison Contractors, Inc.	\$393,110.00	SELECTED
--	---------------------	-----------------

GC Scope of Work: Paint & Stucco, New Trellis & Roof Overhang, Impact Windows & Doors, ADA Ramps & Walkways, Asphalt & Restripe Parking Area, Engineering Plans

Contractor .002 Sobe Builders \$402,213.53

Contractor .003 SCALTEC USA, CORP. \$393,110.00

WORK DISCIPLINE: Seawall & Dock Repair (Folios 514213010020 & 514213010030)

Contractor .002 Morrison Contractors, Inc.	\$383,000.00	SELECTED
--	---------------------	-----------------

Contractor Scope of Work: 240' Seawall: \$288,000 + \$70,000 Dock + \$25,000 A&E Plans

Contractor .002 Lovell Marine Construction \$389,750.00

Contractor .003 B&M Marine Construction, INC. \$443,250.00

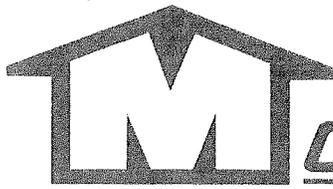
<u>TOTAL PROJECT COST</u>	\$776,110.00	<i>Out of Pocket Cost</i> \$526,110.00
----------------------------------	---------------------	--

<u>TOTAL INCENTIVE AMOUNT</u>	32%	\$250,000.00
--------------------------------------	------------	---------------------

<i>(Up To 50% Of Total Project Cost With A \$75,000 Max) for Folios 514213010020 & 514213010030 = \$150,000</i>	
<i>(Up To 50% Of Total Seawall Cost With A \$50,000 Max) for Folios 514213010020 & 514213010030 = \$100,000</i>	
<i>Incentive Total for Folios 514213010020 & 514213010030</i>	<i>= \$250,000</i>

NOTES:

End of Bid Summary



You Dream It... We'll Build It!

EXHIBIT "B"

Morrison Contractors

March 10, 2023

Le Tub
 c/o Dan Serafini
 1100 N Ocean Dr
 Hollywood, FL 33019
 954-401-1325
 danserafini@bellsouth.net

PROPOSAL – REVISED

Morrison Contractors, Inc, a Florida corporation, will supply all the labor, material, and equipment including our company owned and operated barge and crane with crew to the job site to perform extensive seawall reconstruction work as described to construct an entirely new seawall to be built directly in front of the seawall which exists 240 lf. The existing seawall will remain in place with the exception of approximately (9) concrete batter pilings that exist towards the north side of the property that would obstruct this construction. Storm drains which exist in the current seawall will be required to be extended through the new seawall.

Construction details as follows:

1. Owner is to remove the storage building and tiki hut plus all existing personal decorative items along the dock. The existing 6' wood fence separating the seating area from the parking area is to remain in place or be removed by others. Planter boxes with trees growing in them are to be removed by others, unless instructed for the barge to pull these trees out with the crane for an additional cost for the disposal. Wood tables and wood benches are all part of the demo and disposal listed above. There appears to be extensive electrical attached to a wood storage shed at the northern end of the dock and the possibility of plumbing or electrical work running under the dock. All electrical and plumbing is to be turned off, capped, and made safe by others. This proposal does not include any electrical or plumbing work at all. Once all debris has been removed from the construction area, we will commence the piledriving.
2. Mobilize our barge and crane to the job site to commence the demolition of approximately 1500 sf of landside decking, the railings that are attached to the face of the seawall, the batter pilings that are attached to the seawall at the northern end, and any other item that would obstruct the construction and form work required for the new seawall cap.
3. We will form and pour (24) concrete seawall panels on site at the designated cleared location on the north end of the property.
4. Contractor to cut and remove (9) concrete batter piles at north end including (8) wood pilings.

Continued on Page 2

Customer's Initials _____

5. Once the job site is prepared for the installation of the new seawall panels we will begin the process by installing a panel directly in front of the existing seawall beginning at the north end with a 12" x 12" by up to 20 feet long concrete pilings at each side of the pilings driven in place and in the process repeated panel and piling continuously 240 feet or 24 times over. Once all panels and vertical King pilings are installed a secondary row of angled batter pilings driven at 3:1 beside the vertical King piling are installed. After all pilings are installed and the seawall panels are in a straight line vertically perfect the form work for the new seawall cap will commence.
6. We will mobilize a land-based team of professional concrete form work carpenters to begin the process of forming the seawall cap, which will be 48" wide x 36" thick x 240' long. This concrete covers completely and encapsulates the new pilings and the top of the seawall panel creating a new seawall system. The new seawall cap is heavily reinforced with #5 steel rebar in a horizontal manner with stirrups attached as designed by a structural engineer.
7. Upon all form work completed and the steel reinforcement inspected, we will commence the installation of 5000 psi concrete into the form work. Please note that the new seawall will be 12" higher than what exists. The exact design criteria is to be determined upon a further site visit with the owners. Any other requirements by the city building department will change the price.
8. The seawall cap will be installed in (2) phases, 160' +/- in phase (1) and 80' in phase (2). It will be necessary to close the area where we are working during construction.
9. There is no consideration for any dock work to be installed onto the seawall. It has been determined by X-Y coordinates of the intercoastal waterway indicating that the channel is too close to the property for the construction of any marginal dock structure. It is possible however that we could obtain permission to install wood bumper pilings in front of the new seawall cap 10' apart so that any vessel could dock safely in front of the wood bumper pilings with the installation of rubber bumpers.

The cost of construction for this project is estimated to be:

- | | |
|---|----------------------------|
| • The demolition and disposal of all materials, loading it onto the barge for disposal as described | \$13,200.00 |
| • The installation and construction of a new 240' concrete seawall as described | <u>\$316,800.00</u> |
| • Subtotal for the above new seawall work | <u>\$330,000.00</u> |

Continued on Page 3

Customer's Initials _____

Optional work to consider:

- Construction of the new deck adjacent to the seawall on the landside approximately 2000 sf (all pressure treated pine) \$77,000.00 ___ Initial
- Cost for (25) marine wood pilings that are 12” in Diameter, including an 8’ long black rubber bumper spaced 10’ apart (\$1,000 each) \$27,500.00 ___ Initial
- **Estimated cost** for plans, permits, and engineering \$11,000.00
- There has been no consideration made for any of the electrical work that must be disconnected and made safe.

All costs for plans and permitting are additional. These items include but are not limited to such things as administrative costs, signed and sealed engineered drawings, processing and courier fees, Notice of Commencement, Broward County Environmental permit, City building permit, State and Army Corp approval if required, updated surveys, if necessary, special inspectors, if necessary, special letters by the engineer, etc.

Conditions:

1. **REVISED ESCALATION CLAUSE:** This proposal will remain locked in price for (12) months. At the end of the (12) months, the job will be repriced using material costs at that time. Due to the expected length for the permit process and the subsequent scheduling challenges for operation of the restaurant, it will be necessary to amend this proposal with an escalation or de-escalation of cost at the time the project starts. The labor and overhead for Morrison Contractors will remain the same, however the cost of building materials is likely to rise if the job does not begin within the next (12) months. In an effort to accommodate the owner and protect Morrison Contractors, we are providing actual costing from (4) of our suppliers which are the concrete pump charges, the cost of concrete, the cost of #5 reinforcing steel, and the cost of plywood. These items are the predominant costs for constructing this project. These (4) documents, Exhibit A-D, will be utilized to compare prices at the time that the job is ready to begin. In the event that any of these items have increased or decreased in price, the price of the project will be adjusted accordingly.
2. In the event the barge, crane and/or crews are ordered to leave the job at no fault of Morrison Contractors, Inc, a remobilization fee of \$1,000.00 will be applied. Should owner stop the job through no fault of Morrison Contractors, Inc and the land crew is forced to demobilize, a remobilization fee of \$500.00 will apply.
3. No electrical or plumbing is included in bid. No fill or sod is included unless specifically identified above.
4. An updated survey will be required by the Broward County Environmental Protection Department which indicates the elevations of the dock and seawall. Morrison Contractors, Inc is **not** responsible for errors or omissions on surveys provided by the owner, specifically elevations.
5. All structural work is warranted for (1) year. All other products are guaranteed for (1) year plus any other additional manufacturer’s warranty that applies.

Continued on Page 4

Customer’s Initials _____

6. Concrete docks will be poured perfectly level. Hairline cracks in concrete are normal and caused during the curing process, they are not caused from defects. Morrison Contractors, Inc disclaims any warranty, express or implied, from hairline cracks.
7. Requirements or restrictions of the city, county or state (governmental agencies) may change this proposal. Until preliminary plans are submitted, the exact configuration cannot be confirmed. Any changes will be made in writing with your approval.
8. If you have an HOA, an approval must be obtained prior to submitting plans to any of the governmental agencies.
9. This agreement specifies a certain length of piling to be used. If longer pilings are required due to any unforeseen condition that may require a longer piling the cost is \$20.00/ft additional (wood) and \$30.00/ft (concrete).
10. Contractor to obtain all permits and licenses. Have engineer draw and seal plans. Record Notice of Commencement and have all insurance in place including Longshore & Harborworkers Federal Coverage (USLH). Call all inspections. **All costs for the permitting (including plans, surveys, special engineer reports, and any other requirements of the building department) are additional.** We retain the services of Unlimited Permit Services (U.P.S.) to fully draw plans and process all documents to the respective agencies.
11. **Any cancellation of this Agreement after (3) business days of signing will incur a service charge equal to the greater of 25% of the total contract price or the deposit paid.**

Optional Dock Accessories:

15" S-cleats	\$80.00/each
8' black rubber bumpers (on wood pilings)	\$275.00/each
8' black rubber bumpers (on concrete pilings)	\$385.00/each
5-step aluminum ladder	\$330.00/each
5-step retractable ladder	\$385.00/each
5-step wide tread retractable ladder (special order)	\$495.00/each

Payment Terms:

Deposit	
Mobilization to jobsite with barge & crane with partial amount of pilings	\$55,000.00
Upon first 120lf of seawall erected from north property line to include vertical king pilings	\$55,000.00
Upon 120lf of north seawall completely erected with kings and batters installed and cap complete	\$55,000.00
Remaining 120lf of concrete scawall erected with king piles installed to south property line	\$55,000.00
Upon 120lf continuation of wall installed with batter pilings and cap	\$55,000.00
Upon all decking work complete, formwork removed and job at 90% complete	\$55,000.00
Installation of wood bumper pilings in front of seawall cap, final punch work and bumpers installed onto pilings	\$49,500.00

Continued on Page 5

Customer's Initials _____

PROGRESS PAYMENTS MUST BE HAND DELIVERED WHEN DUE TO THE CREW OR OUR OFFICE. DO NOT MAIL ANY PROGRESS PAYMENTS OR YOUR JOB MAY BE STOPPED.

I have read, understand and accept this agreement including all provisions on the reverse side hereof. If received by facsimile provisions will be found on page 6. This proposal once executed by both parties becomes a binding contract. _____ Initial


 Morrison Contractors, Inc _____
 By Michael Morrison, President _____ Date 3-10-23
 General Contractors License #CGC1518076
 This proposal will be withdrawn from us after
 20 days for repricing.

 Owner's Signature _____ Date _____
 All "in person" credit card transactions will
 incur a 2.5% service charge. All over the
 phone credit card transactions will incur
 a 3.5% service charge. Visa or M/C only.

PROVISIONS OF THE AGREEMENT

EXHIBIT "B"

I. PROJECT PROVISIONS

- a. Guidelines: The project will be constructed in conformance to the plans and specification which have been examined and approved by the Owner. In the absence of plans, Owner will approve a rough sketch.
- b. Compliance: The Project will be completed in compliance with all laws, ordinances, rules and regulation of the applicable government authorities.
- c. Control: The Agreement, plans and specifications are intended to supplement each other. In case of conflict, the plan will control the specifications and the Agreement provisions will control both.
- d. Change Orders: As directed by the Owner, construction lender, public body or inspector, any alteration or deviation from the specifications that involves extra cost (subcontractor, labor, and materials) will be executed only upon the parties entering into a written change order. Expense incurred because of unusual or unanticipated conditions will be paid for by the Owner.
- e. Allowances: If the Agreement procedure includes allowances, and the cost of performing the work or permitting is greater or less than this allowance, the Agreement price will be adjusted accordingly.

II. FINANCIAL RIGHT AND RESPONSIBILITIES

- a. Labor and Material: Contractor will provide and pay for all labor and materials necessary to complete the project. Contractor is released from this obligation for expenses occurred when the Owner is in arrears in making progress payments.
- b. Permits: Contractor will obtain and pay for all required permits and licenses. Owner will reimburse contractor for these fees unless specifically stated on the payment schedule. Plans and Permit fees and engineering costs are additional, plus service charges.
- c. Taxes, Assessments and Charges: Taxes, any assessments and charges required by public bodies and utilities will be paid by the Owner.
- d. Bankruptcy: If either party files for bankruptcy, the other party has the right to cancel this Agreement.

III. OWNER'S RIGHTS AND RESPONSIBILITIES

- a. Cancellation: Owner may cancel this Agreement without penalty or obligation by delivering written notice of cancellation before midnight of the third business day after the Agreement was signed. Upon cancellation any property traded and any payments made under the Agreement, and any negotiable instrument executed will be returned within 10 business days following receipt by the Contractor of cancellation notice. Any cancellation of this Agreement after 3 business days of signing will incur a service charge equal to the greater of 25% of the total contract price or the deposit paid.
- b. Property line: Owner shall locate and point out property lines to the Contractor. The Contractor and Building Dept. require the Owner to provide a licensed surveyor's map of the property not more than two (2) years old having seawall elevations shown on it.
- c. Liens: Failure to pay persons supplying materials or services according to the terms of this Agreement may result in the filing of contractor's liens on the affected property. Owner has the right to ask the Contractor for lien waivers from all persons supplying these materials and services.
- d. Damage to Project: Contractor will not be responsible for any damage caused by the Owner, or caused beyond the control of the Contractor. Owner will pay for any restoration work.
- e. If by no fault of the Contractor this project lies dormant for one (1) year the deposit will be forfeited and job is automatically cancelled.

IV. CONTRACTOR'S RIGHTS AND RESPONSIBILITIES

- a. Delay: Contractor will be excused for any delay beyond his reasonable control. These delays may include, but are not limited to, Acts of God, labor disputes, inclement weather, acts of public authority, acts of the Owner, or other unforeseen causes.
- b. Right to Stop Work: If any payment under the Agreement is not received when due, the Contractor may suspend work on the job until such time as all payments due have been made. Any failure to make payment when due will result in filing and enforcement of any claim of lien or lien against the property in accordance with the

applicable lien laws and any other claims the Contractor may have. We reserve the right to cancel this Agreement for nonpayment.

d. Salvage: All salvage resulting from work under this Agreement is to be retained by the Contractor unless other agreements are contained in the written specifications.

e. Insurance: Contractor will maintain workers and general liability insurance required by law.

V. COMPLETION OF THE PROJECT

- a. Notice: Final payment is due when the project is complete as described in this contract. A courtesy hold back of \$500.00 may be retained pending final inspection.
- b. Clean-up: Contractor is responsible for removing debris and surplus material from the property and leaving the property in a neat condition.

VI. CONFLICT PROVISIONS

- a. Attorney Fees: In the event of litigation or any other proceeding to enforce or interpret this Agreement, the prevailing party shall be entitled to recover its reasonable attorney's fees and costs, including attorney's fees and costs incurred on appeal, from the losing party. Further, in the event that the Owner fails to make any payment provided by this Agreement and that the Contractor turns the matter over to an attorney to collect the past due amount(s) then the Owner shall reimburse the Contractor for the Contractor's reasonable attorney's fees and costs incurred for the collection, whether suit or any other proceeding be commenced or not.
- b. Limitations: No action related to this Project or this Agreement may be made by either party against the other more than 2 years after the completion of the work.

VII. GENERAL PROVISIONS

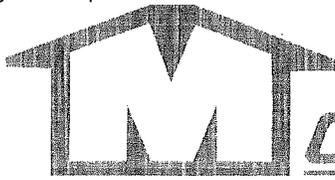
- a. Notice: Any notice required or permitted under this Agreement may be given by certified or registered mail at the address contained in the Agreement.
- b. Qualification: The document constitutes the entire agreement of the parties. No other agreement exists. This Agreement can be modified only by written agreement signed by both parties.
- c. Governance: This Agreement shall be construed in accordance with, and governed by, the laws of the State of Florida.
- d. All changes must be made prior to delivery and if job area is not prepared, charges may be imposed.
- e. No Agreement or conditions, verbal or otherwise, will be recognized except those contained within this Agreement.
- f. Contractor is not to be held responsible for the natural occurrence during the drying out of the wood called "checking" that causes cracks on the surface. Hairline cracks in concrete are normal and caused during the curing process, they are not caused from defects. Morrison Contractors, Inc disclaims any warranty, express or implied, from cracks.
- g. Interest: Payments due and unpaid under this Agreement shall bear interest from the date payment is due at the maximum rate allowed by law.
- h. Sprinklers that are not properly located and identified to the installation crew will not be repaired if damaged.
- i. Installation of marine wood and/or concrete pilings that encounter unforeseen coral rock or other obstructions will cost an additional \$250.00 per piling.
- j. All work guaranteed for 1 year as outlined in our warranty agreement. Open balances voids warranty.
- k. Any underground utility not properly located by authorized facility locator relieves contractor of all liability.
- l. All building materials remain the property of the Contractor until paid for in full. Contractor reserves the right to remove any materials not paid for in full.
- m. Exclusions from quote (unless stated): The repair of sod, sprinklers, plumbing, electric, backfill, underground utilities, patio or sidewalk damage, landscaping, concrete test cylinders, ladders, bumpers, cleats, seawall mounted fences, or handrails. ETC.
- n. This quote/contract is subject to supply interruptions, quickly changing market conditions, or uncontrollable disruptions. Please be advised that pricing and availability may be subject to change until further notice, Customer agrees to pay additional material costs and grant Morrison Contractors extension of time to complete due to these delays beyond its control.

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 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.

OWNER’S SIGNATURE

DATE

PRINT NAME



You Dream It... We'll Build It! **EXHIBIT "B"**

Morrison Contractors

May 9, 2023

Jorge Camejo
CRA Director
Hollywood, FL
954-924-2890
jcamejo@hollywoodfl.org

Dear Mr. Camejo:

I have been asked to write to you with regards to the plans of the CRA in the City of Hollywood to assist business owners along the A1A Interoastal Waterway as they struggle with the huge expense to rebuild and/or elevate their seawalls to be in compliance with Broward County flood zone and FEMA regulations. Mr. Dan Serafini, who is the new owner of Le Tub famous hamburger restaurant, asked me to reach out to you to offer some guidance in the cost projections for new seawalls and/or elevating the seawall caps in Hollywood. While it is my understanding that the city of Hollywood has not implemented a minimum or maximum height requirement for seawalls, many other cities in Broward County have done so.

I have entered into an agreement with Mr. Serafini in rebuilding a new seawall at Le Tub. Our agreement recognizes that the cost of construction will, in all likelihood, increase by as much as 25% in the next year due to shortages in the supply line chains for building materials such as plywood, concrete, reinforcing steel, and most importantly the cost of labor and overhead. To address this issue with the owner I agreed that we would hold the contract price for 12 months only; at which time we would review the cost of these key building materials against current costing in April 2023. The owner was provided the actual invoices from the suppliers for these products for comparison in the future. I would like to advise the City of Hollywood and the CRA of the escalation costs associated with grants that are being given to these waterfront property owners that, in many cases, will take a year to obtain the permits required from all agencies including the Army Corps of Engineers.

Continued on page 2

3000 S.W. 26th Terrace, Dania Beach, FL 33312

(954) 583-8500 Fax (954) 583-8880

www.morrisoncontractors.com

I am grateful that the City of Hollywood is working with these property owners to help them with some of the expenses related to undertaking a seawall project. It is no secret that many of the seawalls on the intercoastal in Hollywood are very close to collapsing. I have a pending proposal addressed to Trafalgar Towers that has had 150' of their 1000' of seawall collapse, taking a large portion of their parking lot with it. These occurrences along with the King high tides and the age of the seawalls (most of them exceeding 50 years old) will result in many property owners needing to take action asap.

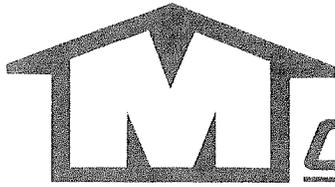
If I can be of any assistance or provide any additional information regarding the subject, please feel free to contact me anytime via email or a phone call. My email is mike@morrisonbuilders.com and my cell phone number is 954-295-7700. The office phone number at Morrison Contractors is 954-583-8500.

Sincerely,



Michael Morrison
President

cc: Dan Serafini



You Dream It... We'll Build It!

EXHIBIT "B"

Morrison Contractors

March 10, 2023

Le Tub
c/o Dan Serafini
1100 N Ocean Dr
Hollywood, FL 33019
954-401-1325
danserafini@bellsouth.net

PROPOSAL – REVISED

Morrison Contractors, Inc, a Florida corporation, will supply all the labor, material, and equipment including our company owned and operated barge and crane with crew to the job site to perform extensive seawall reconstruction work as described to construct an entirely new seawall to be built directly in front of the seawall which exists 240 lf. The existing seawall will remain in place with the exception of approximately (9) concrete batter pilings that exist towards the north side of the property that would obstruct this construction. Storm drains which exist in the current seawall will be required to be extended through the new seawall.

Construction details as follows:

1. Owner is to remove the storage building and tiki hut plus all existing personal decorative items along the dock. The existing 6' wood fence separating the seating area from the parking area is to remain in place or be removed by others. Planter boxes with trees growing in them are to be removed by others, unless instructed for the barge to pull these trees out with the crane for an additional cost for the disposal. Wood tables and wood benches are all part of the demo and disposal listed above. There appears to be extensive electrical attached to a wood storage shed at the northern end of the dock and the possibility of plumbing or electrical work running under the dock. All electrical and plumbing is to be turned off, capped, and made safe by others. This proposal does not include any electrical or plumbing work at all. Once all debris has been removed from the construction area, we will commence the piledriving.
2. Mobilize our barge and crane to the job site to commence the demolition of approximately 1500 sf of landside decking, the railings that are attached to the face of the seawall, the batter pilings that are attached to the seawall at the northern end, and any other item that would obstruct the construction and form work required for the new seawall cap.
3. We will form and pour (24) concrete seawall panels on site at the designated cleared location on the north end of the property.
4. Contractor to cut and remove (9) concrete batter piles at north end including (8) wood pilings.

Continued on Page 2

Customer's Initials _____

5. Once the job site is prepared for the installation of the new seawall panels we will begin the process by installing a panel directly in front of the existing seawall beginning at the north end with a 12" x 12" by up to 20 feet long concrete pilings at each side of the pilings driven in place and in the process repeated panel and piling continuously 240 feet or 24 times over. Once all panels and vertical King pilings are installed a secondary row of angled batter pilings driven at 3:1 beside the vertical King piling are installed. After all pilings are installed and the seawall panels are in a straight line vertically perfect the form work for the new seawall cap will commence.
6. We will mobilize a land-based team of professional concrete form work carpenters to begin the process of forming the seawall cap, which will be 48" wide x 36" thick x 240' long. This concrete covers completely and encapsulates the new pilings and the top of the seawall panel creating a new seawall system. The new seawall cap is heavily reinforced with #5 steel rebar in a horizontal manner with stirrups attached as designed by a structural engineer.
7. Upon all form work completed and the steel reinforcement inspected, we will commence the installation of 5000 psi concrete into the form work. Please note that the new seawall will be 12" higher than what exists. The exact design criteria is to be determined upon a further site visit with the owners. Any other requirements by the city building department will change the price.
8. The seawall cap will be installed in (2) phases, 160' +/- in phase (1) and 80' in phase (2). It will be necessary to close the area where we are working during construction.
9. There is no consideration for any dock work to be installed onto the seawall. It has been determined by X-Y coordinates of the intercoastal waterway indicating that the channel is too close to the property for the construction of any marginal dock structure. It is possible however that we could obtain permission to install wood bumper pilings in front of the new seawall cap 10' apart so that any vessel could dock safely in front of the wood bumper pilings with the installation of rubber bumpers.

The cost of construction for this project is estimated to be:

- | | |
|---|----------------------------|
| • The demolition and disposal of all materials, loading it onto the barge for disposal as described | \$13,200.00 |
| • The installation and construction of a new 240' concrete seawall as described | <u>\$316,800.00</u> |
| • Subtotal for the above new seawall work | <u>\$330,000.00</u> |

Continued on Page 3

Customer's Initials _____

Optional work to consider:

- Construction of the new deck adjacent to the seawall on the landside approximately 2000 sf (all pressure treated pine) \$77,000.00 ___ Initial
- Cost for (25) marine wood pilings that are 12” in Diameter, including an 8’ long black rubber bumper spaced 10’ apart (\$1,000 each) \$27,500.00 ___ Initial
- **Estimated cost** for plans, permits, and engineering \$11,000.00
- There has been no consideration made for any of the electrical work that must be disconnected and made safe.

All costs for plans and permitting are additional. These items include but are not limited to such things as administrative costs, signed and sealed engineered drawings, processing and courier fees, Notice of Commencement, Broward County Environmental permit, City building permit, State and Army Corp approval if required, updated surveys, if necessary, special inspectors, if necessary, special letters by the engineer, etc.

Conditions:

1. **REVISED ESCALATION CLAUSE:** This proposal will remain locked in price for (12) months. At the end of the (12) months, the job will be repriced using material costs at that time. Due to the expected length for the permit process and the subsequent scheduling challenges for operation of the restaurant, it will be necessary to amend this proposal with an escalation or de-escalation of cost at the time the project starts. The labor and overhead for Morrison Contractors will remain the same, however the cost of building materials is likely to rise if the job does not begin within the next (12) months. In an effort to accommodate the owner and protect Morrison Contractors, we are providing actual costing from (4) of our suppliers which are the concrete pump charges, the cost of concrete, the cost of #5 reinforcing steel, and the cost of plywood. These items are the predominant costs for constructing this project. These (4) documents, Exhibit A-D, will be utilized to compare prices at the time that the job is ready to begin. In the event that any of these items have increased or decreased in price, the price of the project will be adjusted accordingly.
2. In the event the barge, crane and/or crews are ordered to leave the job at no fault of Morrison Contractors, Inc, a remobilization fee of \$1,000.00 will be applied. Should owner stop the job through no fault of Morrison Contractors, Inc and the land crew is forced to demobilize, a remobilization fee of \$500.00 will apply.
3. No electrical or plumbing is included in bid. No fill or sod is included unless specifically identified above.
4. An updated survey will be required by the Broward County Environmental Protection Department which indicates the elevations of the dock and seawall. Morrison Contractors, Inc is **not** responsible for errors or omissions on surveys provided by the owner, specifically elevations.
5. All structural work is warranted for (1) year. All other products are guaranteed for (1) year plus any other additional manufacturer’s warranty that applies.

Continued on Page 4

Customer’s Initials _____

6. Concrete docks will be poured perfectly level. Hairline cracks in concrete are normal and caused during the curing process, they are not caused from defects. Morrison Contractors, Inc disclaims any warranty, express or implied, from hairline cracks.
7. Requirements or restrictions of the city, county or state (governmental agencies) may change this proposal. Until preliminary plans are submitted, the exact configuration cannot be confirmed. Any changes will be made in writing with your approval.
8. If you have an HOA, an approval must be obtained prior to submitting plans to any of the governmental agencies.
9. This agreement specifies a certain length of piling to be used. If longer pilings are required due to any unforeseen condition that may require a longer piling the cost is \$20.00/ft additional (wood) and \$30.00/ft (concrete).
10. Contractor to obtain all permits and licenses. Have engineer draw and seal plans. Record Notice of Commencement and have all insurance in place including Longshore & Harborworkers Federal Coverage (USLH). Call all inspections. **All costs for the permitting (including plans, surveys, special engineer reports, and any other requirements of the building department) are additional.** We retain the services of Unlimited Permit Services (U.P.S.) to fully draw plans and process all documents to the respective agencies.
11. **Any cancellation of this Agreement after (3) business days of signing will incur a service charge equal to the greater of 25% of the total contract price or the deposit paid.**

Optional Dock Accessories:

15" S-cleats	\$80.00/each
8' black rubber bumpers (on wood piles)	\$275.00/each
8' black rubber bumpers (on concrete piles)	\$385.00/each
5-step aluminum ladder	\$330.00/each
5-step retractable ladder	\$385.00/each
5-step wide tread retractable ladder (special order)	\$495.00/each

Payment Terms:

Deposit	
Mobilization to jobsite with barge & crane with partial amount of pilings	\$55,000.00
Upon first 120lf of seawall erected from north property line to include vertical king pilings	\$55,000.00
Upon 120lf of north seawall completely erected with kings and batters installed and cap complete	\$55,000.00
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Upon 120lf continuation of wall installed with batter pilings and cap	\$55,000.00
Upon all decking work complete, formwork removed and job at 90% complete	\$55,000.00
Installation of wood bumper pilings in front of seawall cap, final punch work and bumpers installed onto pilings	\$49,500.00

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Customer's Initials _____

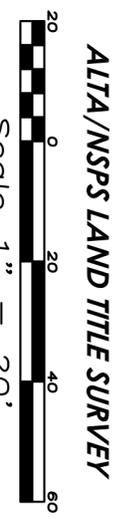
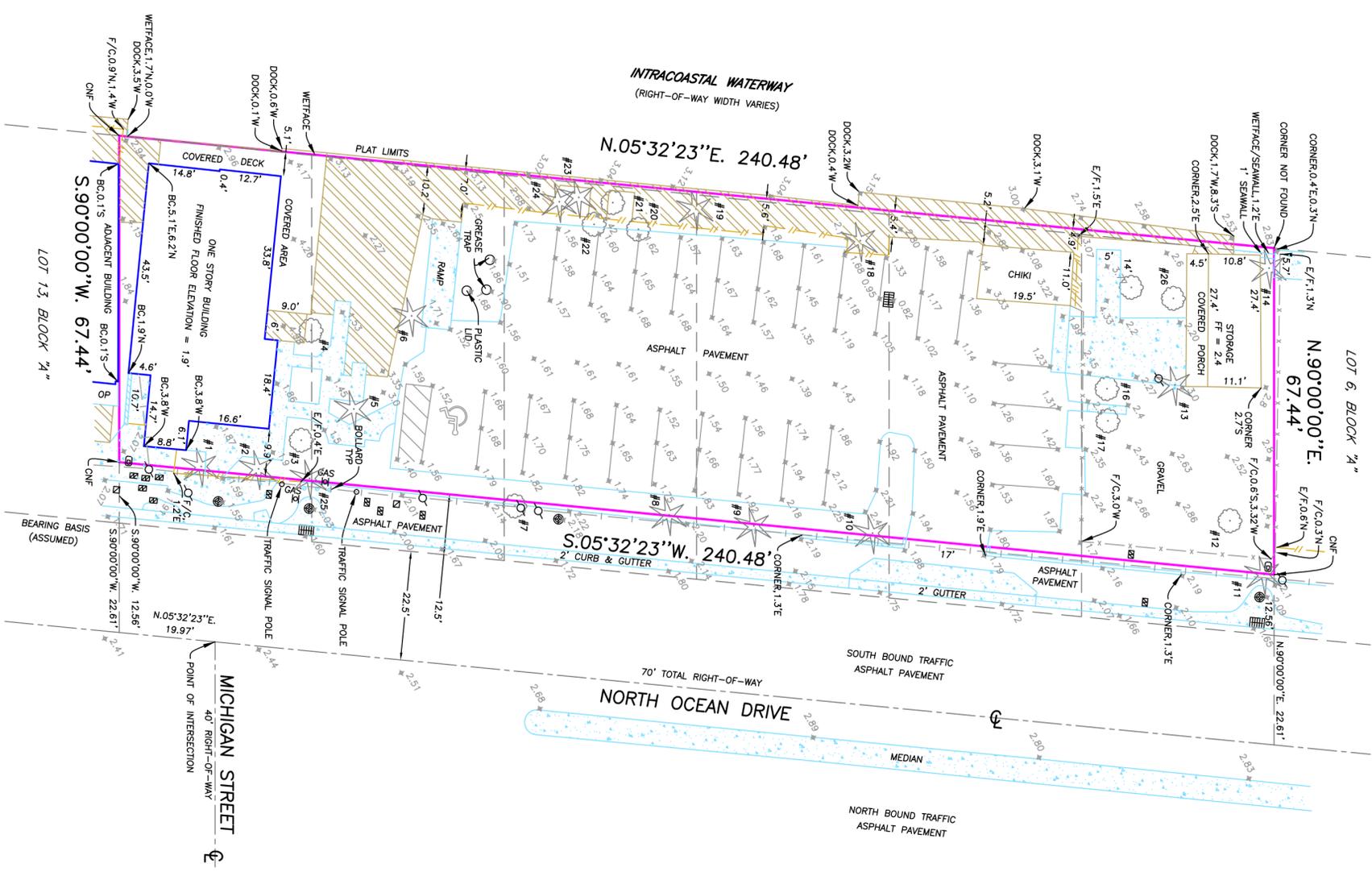


EXHIBIT "B"



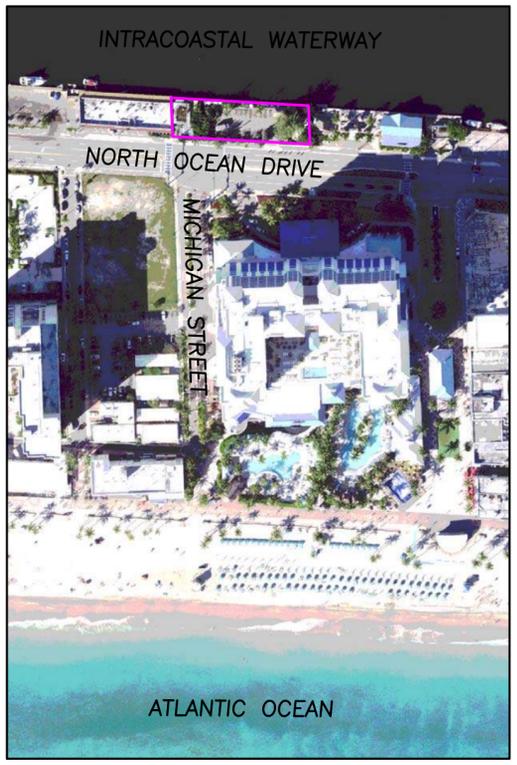
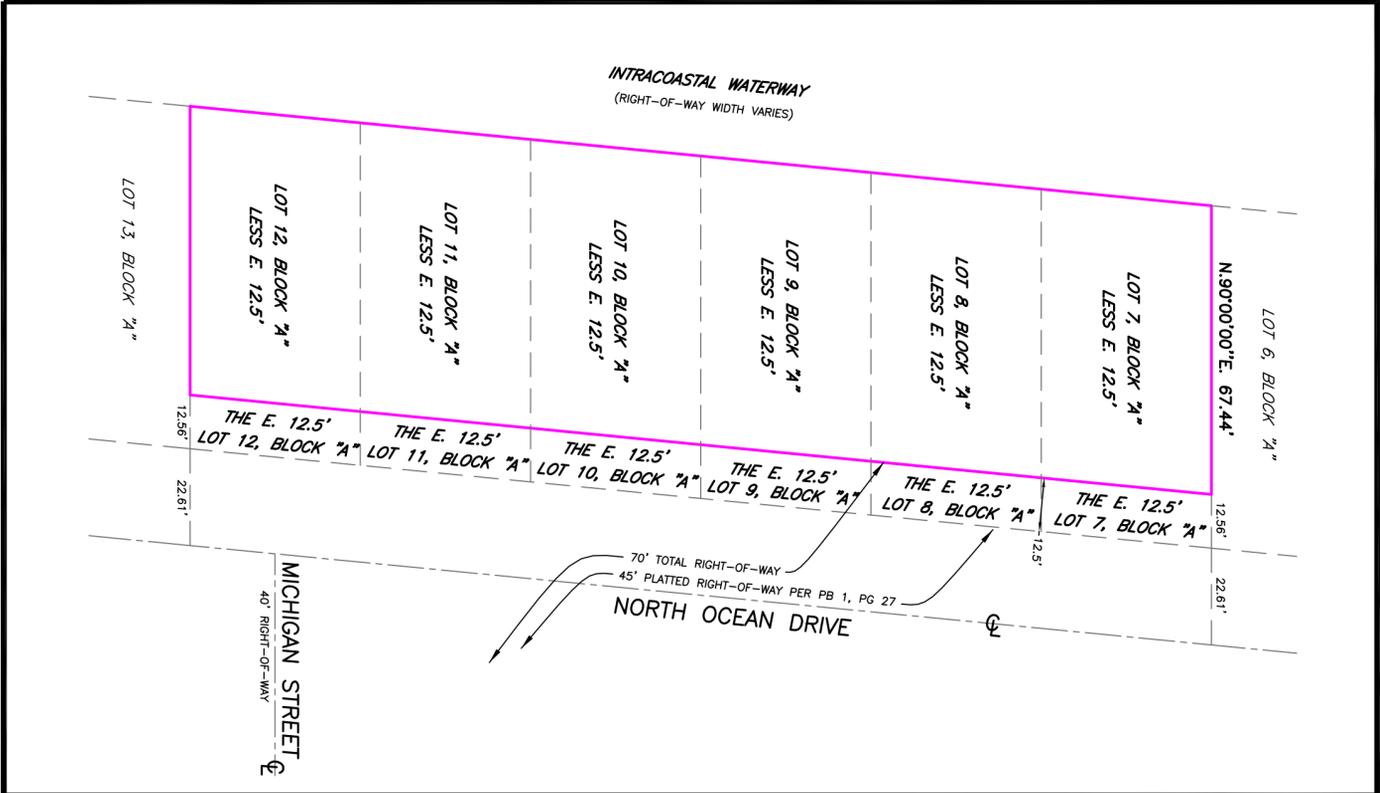
EXHIBIT "B"





ALTA/NSPS LAND TITLE SURVEY

LOT DETAIL
(NOT TO SCALE)



LEGAL DESCRIPTION
 LOTS 8, 9, 10, 11 AND 12, LESS THE EAST 1/2 FEET OF EACH OF SAID LOTS, ALL IN BLOCK "A", HOLLYWOOD BEACH, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 27, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

AND

LOT 7, BLOCK A, LESS THE BLOCK A RIGHT OF WAY, HOLLYWOOD BEACH, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 27 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

CERTIFIED TO:
 RUSLAN INC & KOHUTH, RUSSELL THOMAS EST
 South State Bank, N.A., ISADA, ATLANTA

ALTA/NSPS LAND TITLE SURVEY
 INVOICE # 43936
 SURVEY DATE 08/15/22
 FLOOD ZONE A65 / A66
 MAP DATE 08/18/14
 MAP NUMBER 125113 05888H

AMERICAN LAND TITLE ASSOCIATION OPTIONAL SURVEY ITEMS
 TABLE A
 ITEM 4: GROSS LAND AREA 16,143 SQUARE FEET MORE OR LESS (0.37 ACRES MORE OR LESS)

TREE TABLE

NUMBER	TYPE	SIZE
#1	COCONUT PALM	9"
#2	CHRISTMAS PALM	(2) X 4"
#3	SEAGRAPE	3"
#4	STANGLER PALM	5"
#5	COCONUT PALM	10"
#6	COCONUT PALM	11"
#7	PINE	11"
#8	COCONUT PALM	9"
#9	COCONUT PALM	9"
#10	COCONUT PALM	10"
#11	SEAGRAPE	18"
#12	COCONUT PALM	10"
#13	COCONUT PALM	8"
#14	TRE	(2) X 20"
#15	PINE	(2) X 6"
#16	COCONUT PALM	9"
#17	COCONUT PALM	9"
#18	SEAGRAPE	4"
#19	SEAGRAPE	3.5"
#20	SEAGRAPE	4"
#21	SEAGRAPE	3.5"
#22	COCONUT PALM	12"
#23	COCONUT PALM	12"
#24	ARECA PALM	4"
#25	CHRISTMAS PALM	8"
#26	SEAGRAPE	20"

SURVEYOR'S NOTES

1. BASIS OF BEARINGS ASSUMED UNLESS OTHERWISE INDICATED ON SKETCH.
2. LEGAL DESCRIPTION PROVIDED BY CLIENT OR PROPERTY APPRAISER WEBSITE.
3. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FROM ANY PREVIOUS SURVEY.
4. UNDERGROUND OR INTERIOR PORTIONS OF FOUNDINGS, WALLS OR OTHER NON-VISIBLE IMPROVEMENTS WERE NOT LOCATED.
5. ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 UNLESS OTHERWISE INDICATED.
6. ELEVATIONS INDICATED FROM MAIN ENTRY WAY OF STRUCTURE UNLESS OTHERWISE INDICATED ON SKETCH.
7. FENCE TIES ARE TO THE CENTER-LINE OF FENCE. WALL TIES ARE TO THE FACE OF WALL UNLESS GRAPHIC REPRESENTATIONS HAVE BEEN EXPERIMENTED TO MORE CLEARLY ILLUSTRATE THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.
8. THE DIMENSIONS AND DIRECTIONS SHOWN HEREON ARE IN SUBSTANTIAL AGREEMENT WITH RECORD VALUES UNLESS OTHERWISE NOTED.
9. ALL DIMENSIONS ARE TO THE PROPERTY LINE AND ARE 0.7" WIDE UNLESS OTHERWISE NOTED.
10. EXISTING CORNERS FOUND OFFSETS WITNESS PROPERTY CORNERS.
11. OBSTRUCTED CORNERS ARE WITNESSED BY IMPROVEMENTS.
12. RIGHTS-OF-WAY, OTHER THAN THOSE SHOWN HEREON.

SURVEYOR'S CERTIFICATE
 This is to certify that this map or plat and the accompanying plat and plat book were prepared in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 2, 3, 4 of Table A and 15, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 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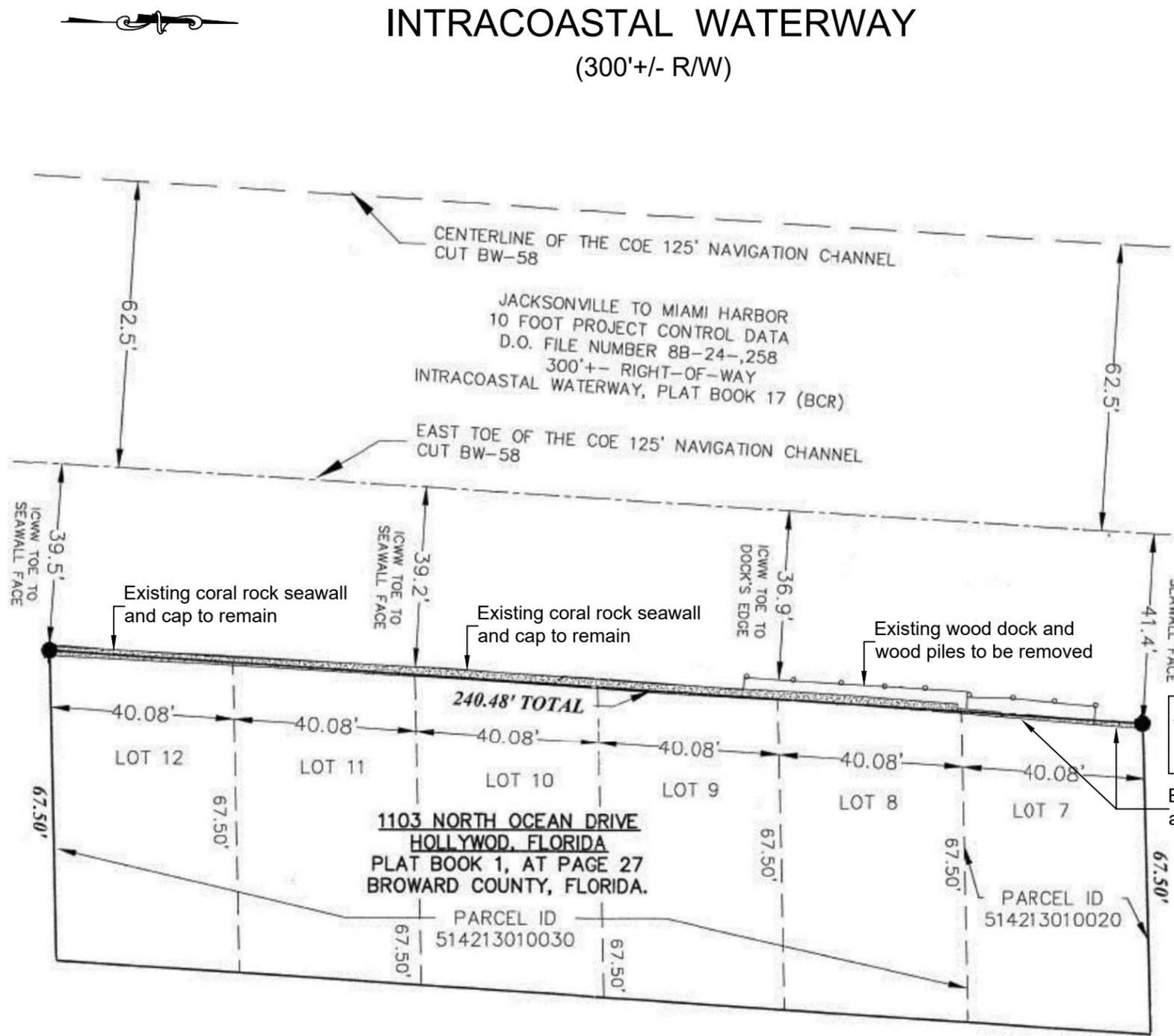
PAUL J. STOKEL
 PROFESSIONAL LAND SURVEYOR
 FLORIDA CERTIFICATION NO. 5241
 ATLANTIC COAST SURVEYING, INC.
 1100 N OCEAN DRIVE
 HOLLYWOOD, FL 33019
 P: 954-997-2100 E: info@acsb.net



See attached survey supplied by owner for exact property information.

No tree will be removed or replanted as part of this permit

Site Address	1100 N OCEAN DRIVE, HOLLYWOOD FL 33019	ID #	5142 13 01 0030
Property Owner	A1A PRIME PROPERTIES LLC	Millage	0513
Mailing Address	1604 SE 10 ST FORT LAUDERDALE FL 33316	Use	33-02
Abbr Legal Description	HOLLYWOOD BEACH 1-27 B LOT 8 TO 12, LESS E 12 1/2 FOR ST THEREOF BLK A		



Location Map

U.S. Army Corps of Engineers
SAJ-2023-01258 (RGP-JLM)
ATTACHMENT 1
Sheet 1 of 8
09/22/2023

Existing Site Plan

Scale: 1" = 30'

Sheet 1 of 7

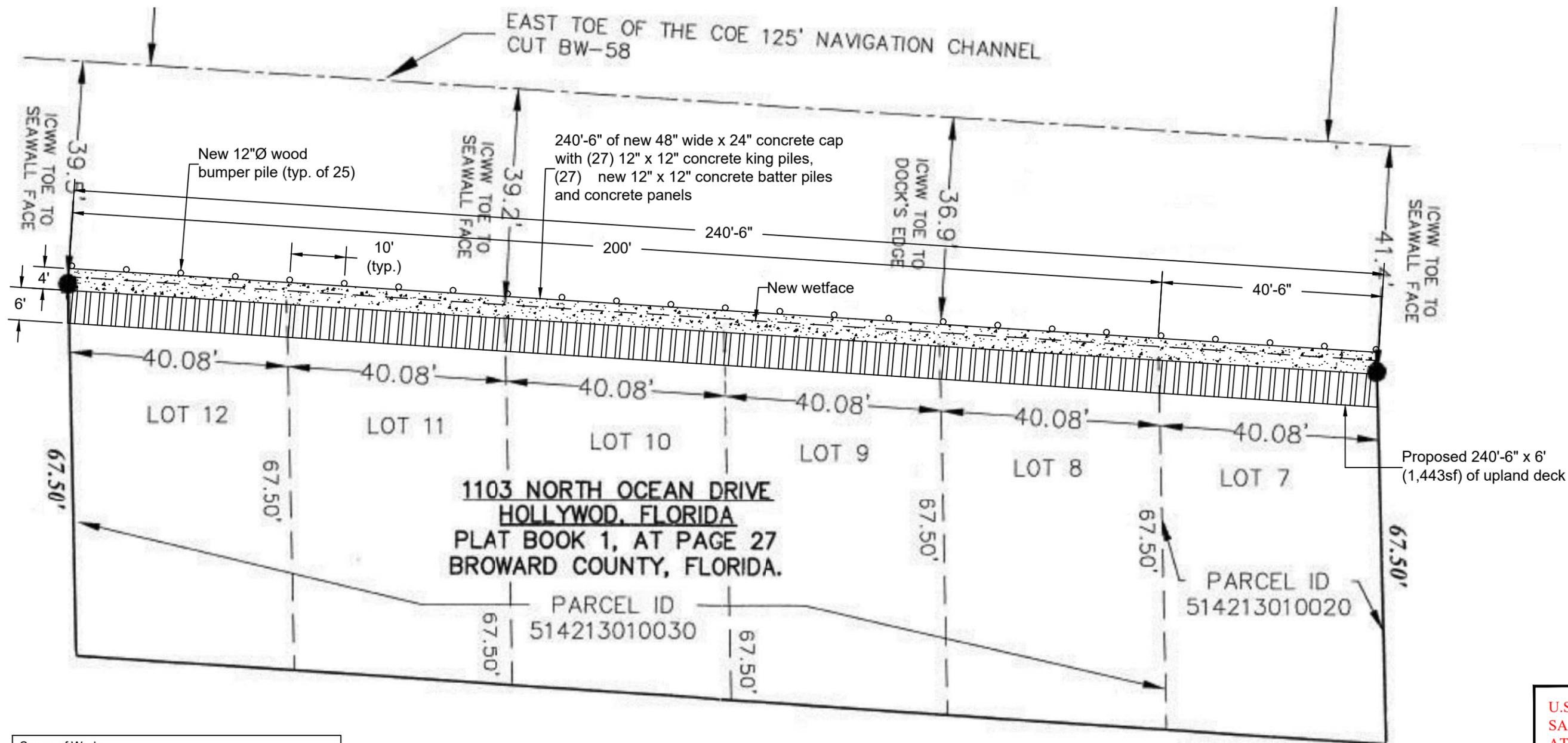
PREPARED FOR:
MORRISON CONTRACTORS INC
3000 SW 26 Terrace
Dania Beach, FL 33312
(954) 583-8500

Project:
Proposed Seawall Repair / Deck
Le Tub
1100 North Ocean Drive
Hollywood, Florida 33019

MARK E. WEBER, P.E.
LICENSE #53895 | CA 30702
MW ENGINEERING, INC
902 NE 1 Street Suite #2
Pompano Beach, Florida 33060
Ofc: 754-333-0877
WWW.MwEngineering.net

INTRACOASTAL WATERWAY

(300'+/- R/W)



- Scope of Work:**
- Existing wood dock and wood piles removed
 - Existing upland deck removed
 - Construct 240'-6" of 48" x 24" concrete cap over pour with batter piles, king piles and concrete panels
 - Install (25) 12"Ø wood bumper piles

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 SAJ-2023-01258 (RGP-JLM)
 ATTACHMENT 1
 Sheet 2 of 8
 09/22/2023

Proposed Site Plan

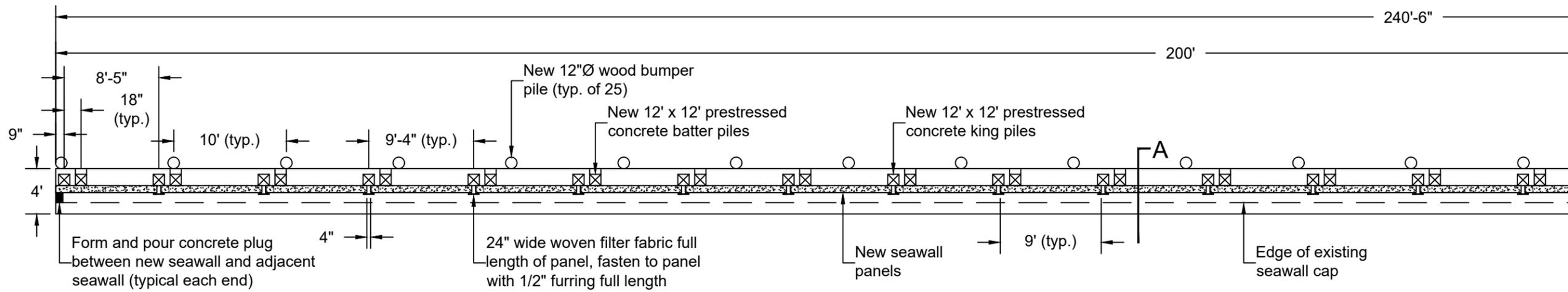
Scale: 1" = 30'

Sheet 2 of 7

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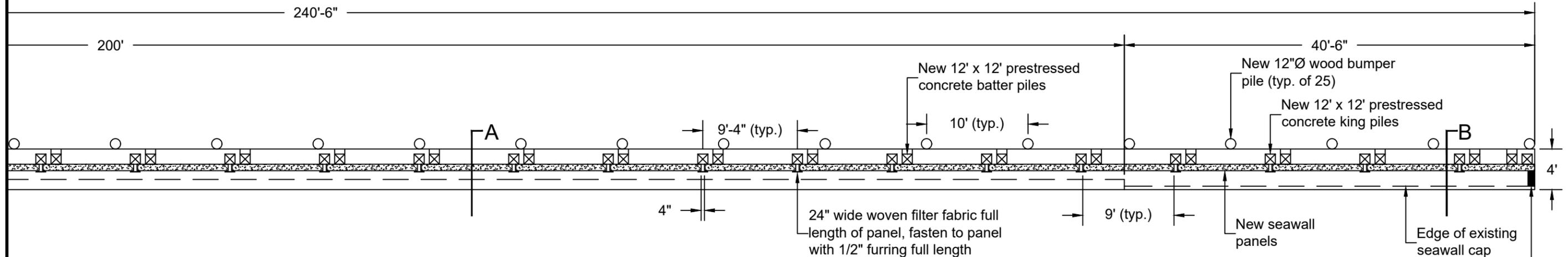
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 WWW.MwEngineering.net



Proposed Site Plan

Scale: 1" = 10'



Proposed Site Plan

Scale: 1" = 10'

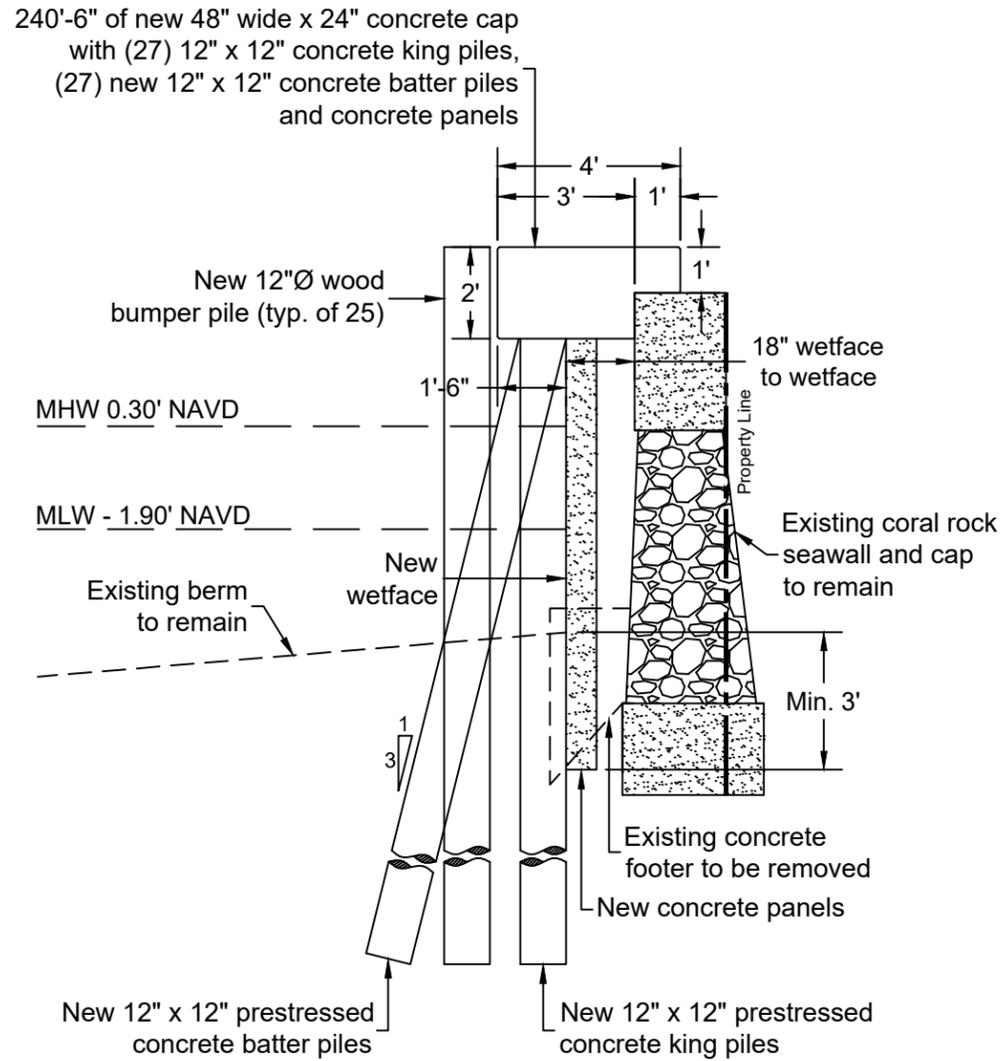
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SAJ-2023-01258 (RGP-JLM)
ATTACHMENT 1
Sheet 3 of 8
09/22/2023

Sheet 3 of 7

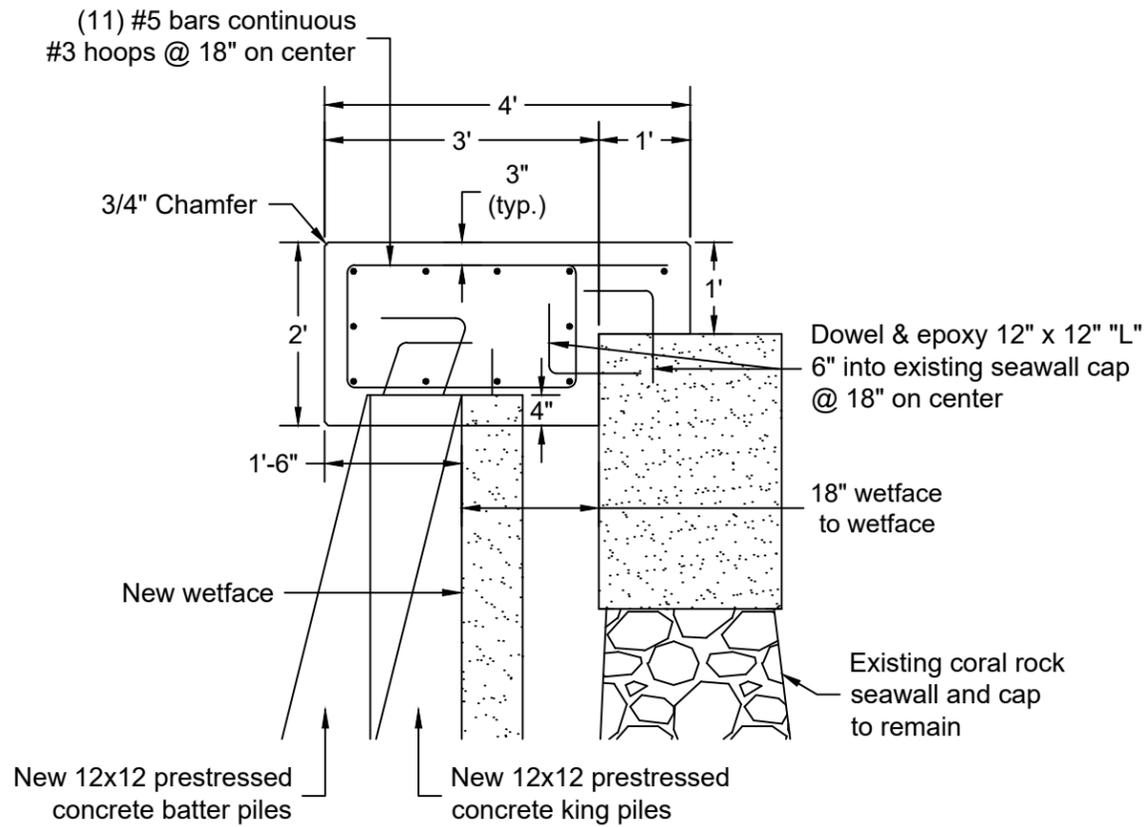
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Seawall Section "A"
Scale 1/4" = 1'-0"



Cap Steel Detail "A"
Scale: 1/2" = 1'-0"

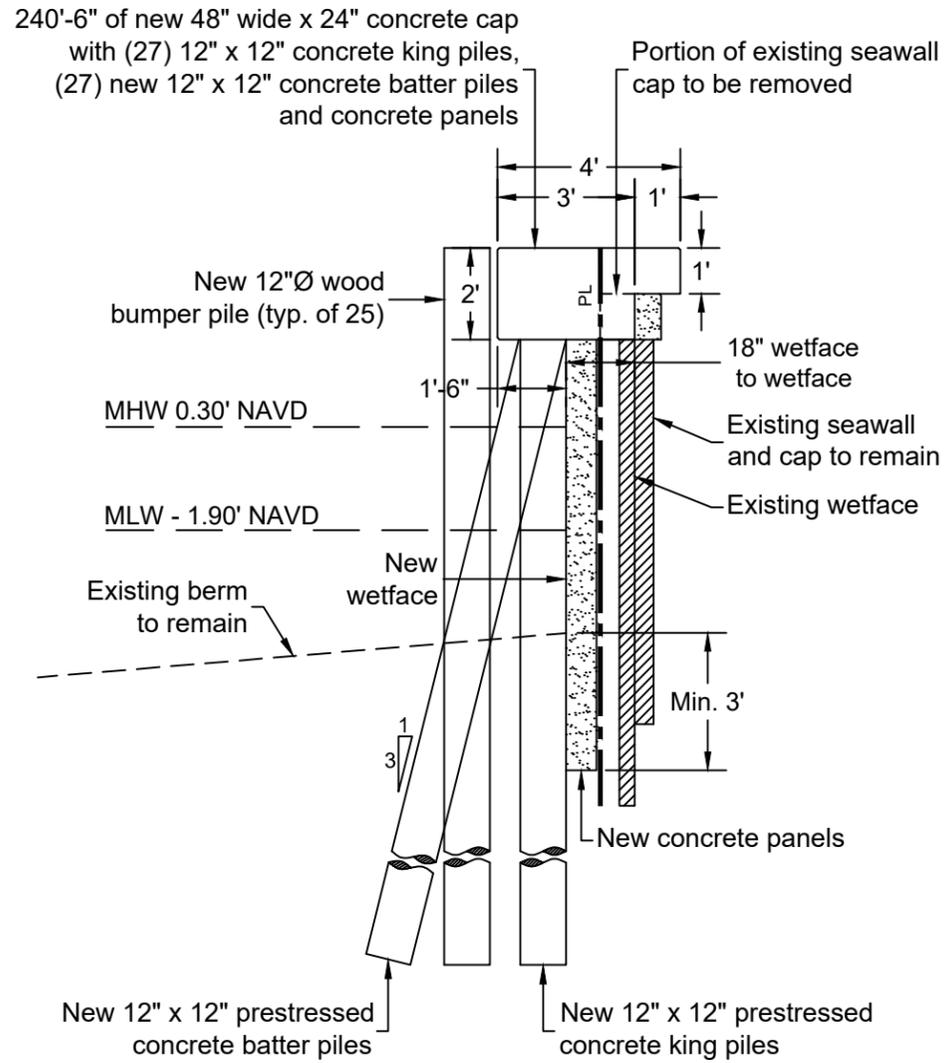
Sheet 4 of 7

PREPARED FOR:
MORRISON CONTRACTORS INC
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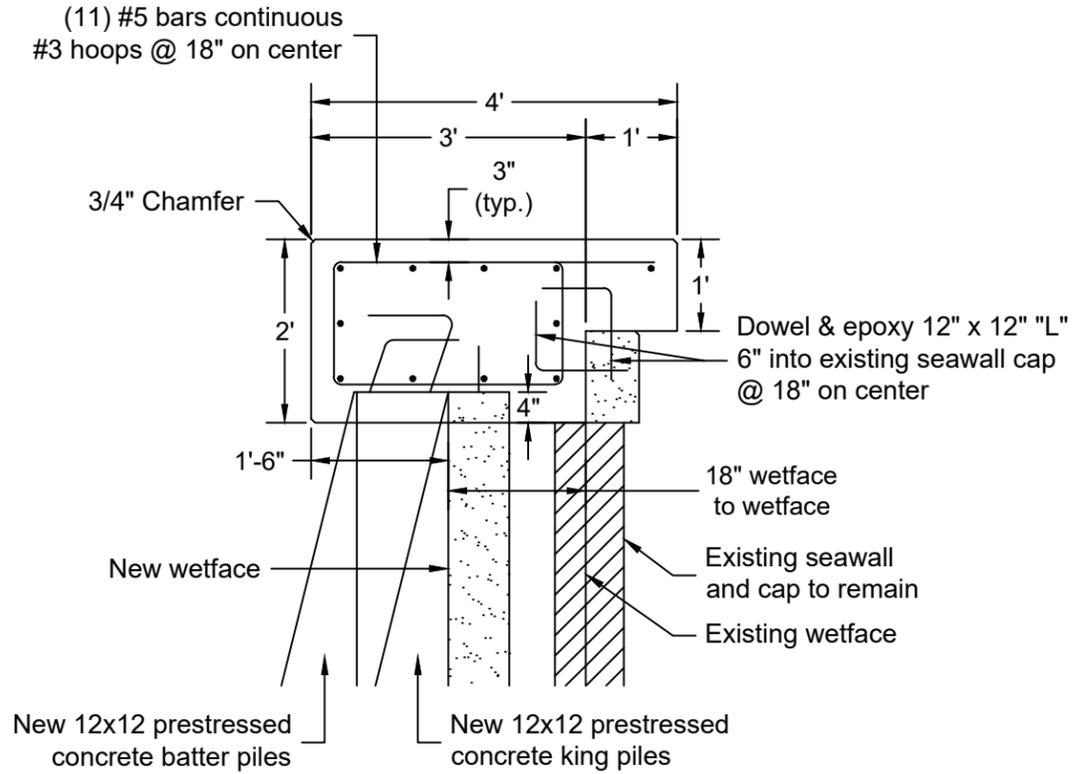
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 SAJ-2023-01258 (RGP-JLM)
 ATTACHMENT 1
 Sheet 4 of 8
 09/22/2023

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Seawall Section "B"
Scale 1/4" = 1'-0"



Cap Steel Detail "B"
Scale: 1/2" = 1'-0"

Sheet 5 of 7

PREPARED FOR:
MORRISON CONTRACTORS INC
 3000 SW 26 Terrace
 Dania Beach, FL 33312
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Project:
Proposed Seawall Repair / Deck
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GENERAL NOTES:

1. Construction to follow the Florida Building Code 7th Edition (2020) and amendments as applicable and all Local, State and Federal Laws.
2. Licensed contractor shall verify the existing conditions prior to the commencement of the work. Any conflicts or omissions between existing conditions or the various elements of the working drawing shall be brought to the attention of the Engineer prior to the commencement of the work. The Licensed Contractor and all subcontractors are responsible for all lines, elevations, and measurements in connection with their work.
3. Do not scale drawings for dimensions.
4. Any deviation and/or substitution from the information provided herein shall be submitted to the Engineer for approval prior to commencement of work.
5. All unanticipated or unforeseen demolition and/or new construction conditions which require deviation from the plans and notes herein shall be reported to the Engineer prior to commencement of work.
6. All new work and/or materials shall conform to all requirements of each administrative body having jurisdiction in each appertaining circumstance.
7. All new materials and/or patchwork shall be provided to match existing materials and/or adjoining work where practical except as specifically noted herein.
8. Licensed Contractor to shall use all possible care to protect all existing materials, surfaces, and furnishings from damage during all phases of construction.
9. Licensed Contractor to verify location of existing utilities prior to commencing work.
10. The Licensed contractor to install and remove all shoring and bracing as required for the proper execution of the work.
11. Licensed Contractor to obtain all permits as necessary from all Local, State, and Federal agencies.
12. Turbidity barriers to be marked with site contractor's company name using permanent markings no smaller than 3 inches in height on the top of the barrier.

PILE DRIVING:

1. Piles shall be driven using an approved cushion block consisting of material so arranged so as to provide the transmission of hammer energy.
2. Piles shall be driven to a minimum allowable bearing capacity of 10 tons for wood, 25 tons for concrete, and 5 tons for pin piles, a minimum of 8' into berm or refusal.
3. Piles shall be driven with a drop hammer or gravity hammer provided the hammer shall weight no less than 3,000 pounds, and the fall of the hammer shall not exceed 6'.
4. Piles shall be driven with a variation of not more than ¼ inch per foot from the vertical, or from the batter line indicated, with a maximum variation of the head of the pile from the position shown on the plans of not more than three inches.
5. Where piling must penetrate strata offering high resistance to driving, the structural engineer of record or special inspector may require that the piles be set in pre-drilled or punched holes. The piles shall reach their final penetration by driving.

CONCRETE NOTES:

1. Concrete shall conform to ACI 318-14 and shall be regular weight, sulfate resistant, with a design strength of 5000 psi at 28 days with a maximum water-cementitious materials ratio, by weight aggregate concrete of 0.40.
2. Owner shall employ and pay for testing services from an independent testing laboratory for concrete sampling and testing in accordance with ASTM.
3. Licensed contractor is responsible for the adequacy of forms and shoring and for safe practice in their use and removal.
4. Concrete cover shall be 3" unless otherwise noted on the approved drawings.
5. Reinforcing steel shall be in conformance with the latest version of ASTM A615 Grade 60 specifications. All reinforcement shall be placed in accordance with ACI 315 and ACI Manual of Standard Practice.
6. Splices in reinforcing bars shall be not be less than 48 bar diameters and reinforcing shall be continuous around all corners and changes in direction. Continuity shall be provided at corners or changes in direction by bending the longitudinal steel around the corner 48 bar diameters.
7. Defective, cracked or loose concrete areas must be cut out, the rebar must be cleaned, coated with zinc and repaired with at least 3" of epoxy-concrete mix or gunnite concrete with sulfate-resistant cement.

PILE NOTES:

1. Wood piles to be 2.5 lb. CCA treated in accordance with AWPA standard C18.
2. Wood piles shall be a minimum diameter of 10", Miami Dade County requires minimum diameter of 12".
3. Concrete piles shall attain 6000 psi compressive strength in 28 days.
4. Concrete piles shall be reinforced with four - 7/16"Ø lo-lax strands, 270 kips, and 5 ga. spiral ties.
5. Concrete piles shall be 12"x12" square, minimum length of 20'.
6. Concrete piles shall be cut to leave strands exposed a min. of 18" and tied to dock or cap steel or drill and epoxy (2) #5 8"x12" hook bars 6" into pile.

WOOD DOCK NOTES:

1. All materials to be pressure treated pine unless otherwise noted.
2. All frame work materials to be Southern Pine Grade #1
3. All Decking materials to be grade #1 unless otherwise noted.
4. All hardware to be Stainless Steel or Galvanized unless otherwise noted.

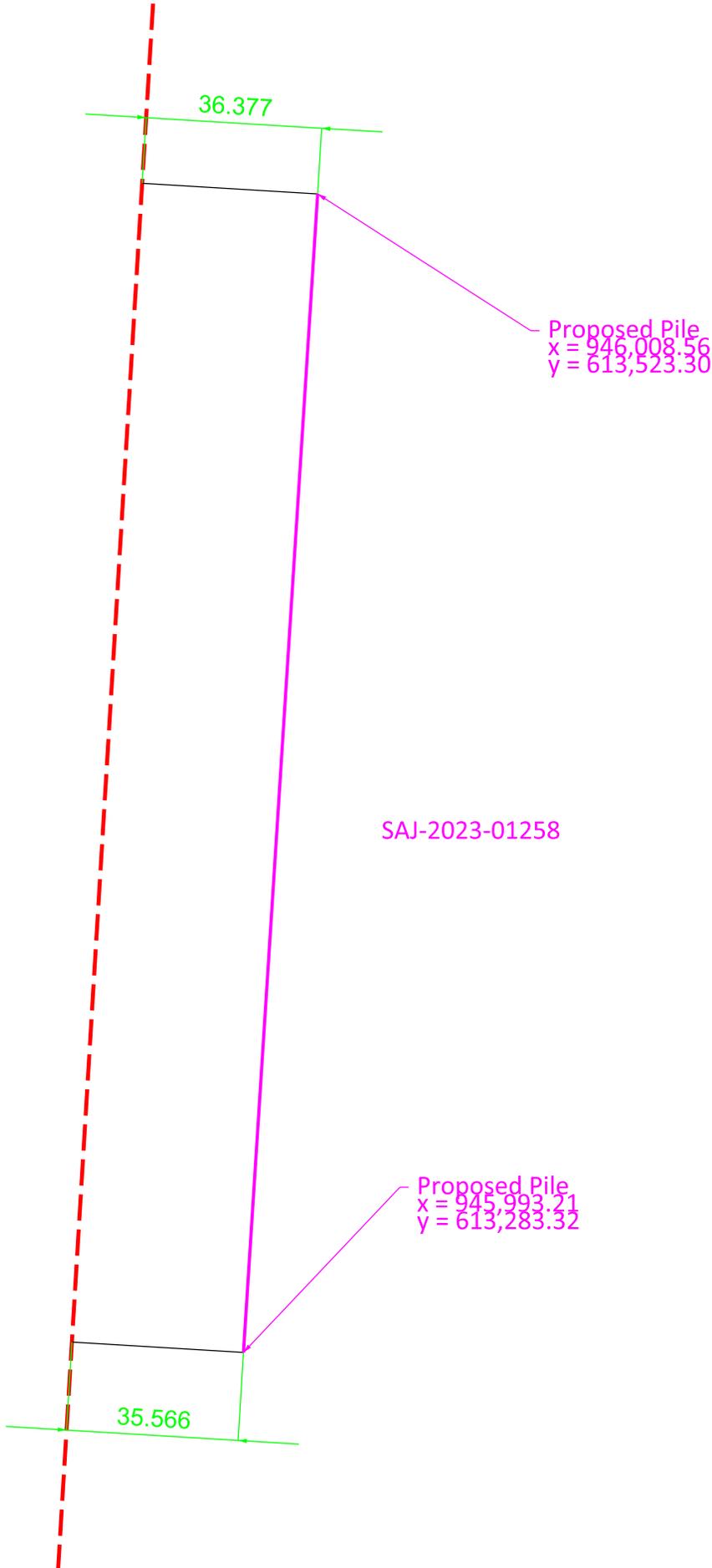
Sheet 7 of 7

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SAJ-2023-01258 (RGP-JLM)
ATTACHMENT 1
Sheet 8 of 8
09/22/2023

Estimate



Sobe Builders, LLC

1355 Shotgun Rd
 Sunrise FL 33326
 (833) 24/7-SOBE off#
 (844) 273-6030 fax#

FL G/C licences # CGC1525696	
Date	Estimate #
8/6/2024	1808

Proposal Submitted to :
Le Tub Resturant 1100 North Ocean Dr Hollywood Fl 33019 Dan (954) 401-1325
E- Mail:

Job Address :
same location

Item	Description of Work Performed	Qty	Cost	Total =
	***** CANOPY REBUILD *****			
00	PRIVATE PROVIDER INSPECTION SERVICES TO CONDUCT ALL INSPECTIONS IN LOUIE OF THE CITY..		8,500.00	8,500.00
00	DEMO EXISTING METAL STRUCTURE ROOF WITH METAL PANELS ON ROOF	360	7.00	2,520.00
00	LABOR AND MATERIALS TO REBUILD ROOF STRUCTURE CANOPY ATTACHED TO THE BUILDING AS PER PLAN, WITH P/T TREATED MATERIALS AND 5/8" P/T PLYWOOD ROOF TO EXCEPT NEW METAL PANELS.	360	45.00	16,200.00T
00	SUPPLY AND INSTALL NEW METAL ROOF DECKING AS PER PLAN NOA.. GALVANIZED METAL ..	4	1,250.00	5,000.00T
00	REMOVE AND RELOCATE ALL EXISTING LOWVOLT AND SECURITY, WIFI AND LINE VOLTAGE ATTACHED TO THE EXISTING ROOF TO BE REATTACHED TO NEW STRUCTURE. NO MATERIALS INCLUDED ONLY REMOVE AND RELOCATE, IF ADDITIONAL MATERIALS REQUIRED OWNER TO SUPPLY.		3,900.00	3,900.00T
	***** DEMO SECONDARY SEATING AREA CANOPY *****			
00	DEMO ENTIRE CANOPY DUE TO VIOLATION	720	7.00	5,040.00
00	SUPPLY AND INSTALL NEW 6X4 P/T SUPPORTING POSTS AS PER PLAN..	15	420.00	6,300.00T
00	EXCAVATE SOIL FOR NEW FOUNDATION CONCRETE PADS AS PER PLAN 16"X16"X16" CONCRETE PADS WITH SIMPSON BUCKET BRACKETS FOR POST ATTACHMENT	15	500.00	7,500.00T
00	LABOR AND MATERIALS TO REBUILD ROOF STRUCTURE CANOPY AS PER PLAN, WITH P/T TREATED MATERIALS ROOF TO EXCEPT NEW POLYCORBONATE CLEAR PANELS.	720	27.00	19,440.00T

Subtotal =

Tax (6.0%)

Signature

Total

Estimate



Sobe Builders, LLC

1355 Shotgun Rd
 Sunrise FL 33326
 (833) 24/7-SOBE off#
 (844) 273-6030 fax#

FL G/C licences # CGC1525696	
Date	Estimate #
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Job Address :
same location

Item	Description of Work Performed	Qty	Cost	Total =
00	REMOVE AND RELOCATE ALL EXISTING LOWVOLT AND SECURITY, WIFI AND LINE VOLTAGE ATTACHED TO THE EXISTING ROOF TO BE REATTACHED TO NEW STRUCTURE. NO MATERIALS INCLUDED ONLY REMOVE AND RELOCATE, IF ADDITIONAL MATERIALS REQUIRED OWNER TO SUPPLY.		3,900.00	3,900.00T
HAUL	HAUL ALL DEMO DEBRIS FROM SITE TO DUMP	3	450.00	1,350.00T
	***** NEW HURRICANE IMPACT WINDOWS AND DOORS *****			
00	SUPPLY AND INSTALL 2 NEW STOREFRONT 36" DOORS WITH FULL GLASS PANELS IN FRONT AND SIDE ENTRANCE 7'-0" HIGH WITH FIXED TRANSOMS ABOVE BOTH DOORS TO CEILING	2	3,120.00	6,240.00T
00	SUPPLY AND INSTALL NEW GLASS STATIONARY FIXED PANELS IN FRONT 7' X 9.25.....	4	1,800.00	7,200.00T
00	SUPPLY AND INSTALL NEW GLASS STATIONARY FIXED PANELS ON THE SIDE ENTRANCE TO LOT 7' X 14'.	5	1,800.00	9,000.00T
00	MISC FRAMING SUPPORT AND STRUCTURAL REINFORCEMENTS IN ORDER TO INSTALL WINDOWS AND DOORS PROPERLY.		4,300.00	4,300.00T
00	SUPPLY AND INSTALL 2 HURRICANE SLIDING LARGE DOORS 10'-0" X 88" TALL XOOX CENTER SLIDING AT BUILDING ENTRANCE WHERE GARAGE DOORS ARE LOCATED.	2	4,523.00	9,046.00T
00	SUPPLY AND INSTALL NEW HURRICANE IMPACT HR SLIDER WINDOWS AT GRILL AREA, 36" X 50"	2	1,548.00	3,096.00T
00	SUPPLY AND INSTALL NEW HURRICANE IMPACT HR SLIDER WINDOWS AT SEATING AREA, 51" X 50"	1	2,240.00	2,240.00T
00	MISC FRAMING SUPPORT AND STRUCTURAL REINFORCEMENTS IN ORDER TO INSTALL WINDOWS PROPERLY.		2,310.00	2,310.00T

Subtotal =

Tax (6.0%)

Signature

Total

Estimate



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Job Address :
same location

Item	Description of Work Performed	Qty	Cost	Total =
	***** PARKING LOT WORK ***** :			
00	DEMO EXISTING CONCRETE RAMP AND HAUL OFF	210	15.00	3,150.00
00	BOBCAT SERVICE AND OPERATOR TO CLEAN UP ALL DEBRIS AND TRASH TO DUMPSTER..	8	225.00	1,800.00
00	HIRE SURVEYOR TO LAYOUT NEW LOT SPECS, MARK FOR NEW CATCH BASIN AND NEW ADA RAMP LOCATION WITH GRADES FORM DRAINAGE.		4,500.00	4,500.00
00	EXCAVATE FOR NEW ADA RAMP, FRAME, REBAR, MESH WIRE AND POUR NEW RAMP, WALKWAYS AS PER PLANS.	38	450.00	17,100.00T
00	SUPPLY AND INSTALL NEW ADA RAMP HAND RAILS PER CODE.		2,978.00	2,978.00T
	***** SIDE BAR ROOF RENOVATION *****			
00	DEMO EXISTING ROOF FRAMING NOT SUPPORTED CORRECTLY, LABOR AND MATERIALS TO REFRAME PER CODE, EXTEND ROOF TO NEW PIER AS PER PLANS, 4X4 P/T POSTS ANCHORED TO NEW DECK AREA AND ATTACHE TO THE BUILDING WITH A LEDGER, ALL FRAMING TO BE P/T AND P/T 5/8" ROOFING PLYWOOD WITH A CORRUGATED METAL GALVANIZED ALUMINUM COLOR ROOF.	180	65.00	11,700.00T
	***** BUILDING EXTERIOR RENOVATIONS *****			
00	LABOR AND MATERIALS TO REPAIR ALL STUCCO ON PARAPETS, WALLS IN NEED OF REPAIR...		8,956.00	8,956.00T
00	LABOR AND MATERIALS TO PRIME AND PAINT ENTIRE BUILDING AFTER ALL WORK COMPLETED..		11,720.00	11,720.00T

Subtotal =

Tax (6.0%)

Signature

Total

Estimate



Sobe Builders, LLC

1355 Shotgun Rd
 Sunrise FL 33326
 (833) 24/7-SOBE off#
 (844) 273-6030 fax#

FL G/C licences # CGC1525696	
Date	Estimate #
8/6/2024	1808

Proposal Submitted to :
Le Tub Resturant 1100 North Ocean Dr Hollywood Fl 33019 Dan (954) 401-1325
E- Mail:

Job Address :
same location

Item	Description of Work Performed	Qty	Cost	Total =
	***** MISC ITEMS *****			
00	SITE DUMPSTERS FOR ALL CONSTRUCTION DEBRIS DURING CONSTRUCTION	3	850.00	2,550.00T
00	TEMP CONSTRUCTION FENCE DURING WORK	1	3,200.00	3,200.00
00	ELECTRICAL WORK, LABOR AND MATERIALS TO SUPPLY NEW ELECT LIGHTING AND OUTLETS FOR THE NEW TRELIS AND PIER SEATING LOWVOLT TO BE RUN TO NEW TRELIS AND PIER SEATING.	13,740.00		13,740.00T
	***** NORTH PARKING LOT *****			
00	EXCAVATE AND INSTALL NEW GREASE TRAP AS PER PLAN AND TIE INTO CITY SEWER ALONG OCEAN BLVD, BACKFILL, SUPPLY GRANULAR FILL COMPACTED IN LIFTS. NOTE: NO GUARANTEE ON WHAT WE WILL RUN INTO ALONG OCEAN BLVD WHEN TIEING INTO CITY SEWER, THIS MAY ENTAIL AND ADDITIONAL COST UNFORESEEN.	23,350.00		23,350.00T
00	GRADE OUT NORTH LOT TO PROPER ELEVATION BY SURVEYOR TO DRAIN ONTO EXISTING LOT AND CATCH BASIN, GRADE COMPACT AND APPLY 2" OF ASPHALT, STRIPE, MARK AND APPLY PARKING BLOCKS AS PER CODE.	2,680	5.00	13,400.00T
00	EXCAVATE FOR NEW FOUNDATION TO SUPPORT NEW CMU STORAGE BUILDING FOR STORAGE AND COOLER INSTALL STD FOOTING DETAIL LABOR, FRAME, REBAR AND CONCRETE	78	110.00	8,580.00T
00	LABOR AND MATERTIRELS TO POUR 4" CONCRETE SLAB FOR STORAGE AND COOLER	320	10.00	3,200.00T
00	LABOR AND MATERIALS TO BUILD NEW CMU BUILDING PER CODE, 1 STORY 368 SQ FT	368	45.00	16,560.00T

Subtotal =

Tax (6.0%)

Signature

Total

Estimate



Sobe Builders, LLC

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 Sunrise FL 33326
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8/6/2024	1808

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same location

Item	Description of Work Performed	Qty	Cost	Total =
00	LABOR AND MATERIALS TO CONSTRUCT ROOF TRUSSES FOR A 3/12 PITCH ROOF WITH 5/8" PLYWOOD WITH STD OVERHANGS	368	28.00	10,304.00T
00	EXCAVATE FOR DRAIN IN COOLER AREA FOR DRAINAGE AND WASH DOWN RUN TO GARBAGE ENCLOSURE WITH SECONDARY FLOOR DRAIN TO BE TIED INTO THE NEW GREASE TRAP.	135	15.50	2,092.50T
00	ELECTRIC POWER REWORK AND BRING POWER TO NEW COOLER, STORAGE AREA AND RUN NEW LINE FOR FUTURE SIGN..		2,950.00	2,950.00T
00	PLUMBING TO RUN NEW SERVICE WATER SUPPLY LINE FOR COOLER AREA, STORAGE AND GARBAGE AREA.		3,640.00	3,640.00T
00	EXCAVATE FOR GARBAGE FOUNDATION FOOTING FOR NEW CMU WALLS UP 6' HIGH AS PER PLAN.	36	110.00	3,960.00T
00	SUPPLY AND INSTALL NEW CMU WALLS ON 3 SIDES UP 6; HIGH WITH REBAR REINFORCEMENTS, FILL CELL EVERY 48" AND POURED 12" TIE BEAM CAP. ALL LABOR AND MATERIALS	216	15.50	3,348.00T
00	SUPPLY AND INSTALL 7 6" CONCRETE BALLARD AR GARBAGE TRASH AREA FOR PROTECTION	7	350.00	2,450.00T
00	POUR 4" CONCRETE SLAB FOR TRASH AREA	160	10.00	1,600.00T
OVER...	OVERHEAD 12.5 % FOR ADMIN COST ETC..		39,098.00	39,098.00
GENE...	FEE FOR GENERAL CONTRACTING IS 15% THE TOTAL CONSTRUCTION PRICE =		46,933.00	46,933.00
00	SITE SUPER FOR CONSTRUCTION		0.00	0.00
444	NOTE: AS PER PROPOSAL AND CONTRACT ALL EXTRA WORK ORDERS ARE TO BE PAID IN FULL PRIOR TO WORK BEING PERFORMED.			

Subtotal =

Tax (6.0%)

Signature

Total

Estimate



Sobe Builders, LLC

1355 Shotgun Rd
 Sunrise FL 33326
 (833) 24/7-SOBE off#
 (844) 273-6030 fax#

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8/6/2024	1808

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 1100 North Ocean Dr
 Hollywood Fl 33019
 Dan (954) 401-1325

E- Mail:

Job Address :

same location

Item	Description of Work Performed	Qty	Cost	Total =
4444	IN ORDER FOR WORK TO BE SCHEDULED, THE FOLLOWING PROPOSAL MUST BE SIGNED AND RETURNED WITH A 25% DEPOSIT.			
NOTE	PRICE QUOTE PER PROPOSAL AND SWORN STATEMENT PROVIDED ARE GOOD FOR 30 DAYS ONLY. PRICE FREEZE ON QUOTE WILL BE HELD ONLY IF PROPOSAL, CONTRACT AND DEPOSIT AMOUNT IS RETURNED WITHIN THE 30 DAY MATURITY DATE. THIS QUOTE WILL EXPIRE ON 9/10/04			
WARR	SOBE NATIONAL BUILDERS, LLC. ('WARRANTOR') WARRANTS THAT WORKMANSHIP, MATERIALS AND EQUIPMENT FURNISHED FOR THE PROJECT SITUATED AT THE ABOVE CAPTIONED ADDRESS ARE OF GOOD QUALITY AND REPRESENTATIVE OF LIKE WORKMANSHIP, MATERIAL AND EQUIPMENT FOR SIMILAR CONSTRUCTION PROJECT IN THE PRICE RANGE OF THIS RENOVATION IN THIS AREA, AND THAT SUCH WORKMANSHIP, MATERIAL AND EQUIPMENT ARE FREE FROM LATENT DEFECTS ARISING OUT OF FAULTY WORKMANSHIP OR MATERIAL FOR A PERIOD ('WARRANTY PERIOD') OF ONE YEAR FROM THE COMPLETION DATE, SUBJECT TO TERMS AND CONDITIONS SET FORTH HEREIN. WARRANTOR'S OBLIGATION UNDER THIS LIMITED WARRANTY SHALL BE LIMITED TO REPAIR OR REPLACEMENT, AT ITS OPTION, OF THE FAULTY WORKMANSHIP OR MATERIAL. THIS CERTIFICATE IS APPLICABLE ONLY IF DEFECTS ARE REPORTED IN WRITING TO WARRANTOR BEFORE THE END OF THE WARRANTY PERIOD SHALL BE REPAIRED OR REPLACE BY WARRANTOR REGARDLESS OF WHETHER OR NOT THE WARRANTY PERIOD HAS ELAPSED. NO STEPS TAKEN BY THE WARRANTOR TO CORRECT DEFECTS SHALL ACT TO EXTEND THE WARRANTY PERIOD. CUSTOMERS SHALL REPORT DEFECTS COVERED BY THE TERMS OF THE WARRANTY TO SOBE NATIONAL BUILDERS, LLC. 30 DAYS AFTER COMPLETION, 60 DAYS AFTER COMPLETION, 6 MONTH AFTER COMPLETION, 9 MONTHS AFTER COMPLETION, AND/OR THE DAY PRIOR TO EXPIRATION OF THIS WARRANTY. SUBJECT TO THE TERMS OF THIS WARRANTY, CONTRACTOR SHALL REPAIR OR REPLACE ITEMS REPORTED WITHIN THIRTY DAYS OF THE REPORT DATE, SUBJECT TO WEATHER CONDITIONS, AVAILABILITY OF MATERIALS OR LABOR, OR OTHER CIRCUMSTANCES BEYOND THE REASONABLE CONTROL OF CONTRACTOR			

Subtotal =

Tax (6.0%)

Signature

Total

Estimate



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 Sunrise FL 33326
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Date	Estimate #
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Proposal Submitted to :

Le Tub Resturant
 1100 North Ocean Dr
 Hollywood Fl 33019
 Dan (954) 401-1325

E- Mail:

Job Address :

same location

Item	Description of Work Performed	Qty	Cost	Total =
3333	<p>ACCEPTANCE OF PROPOSAL: WE THE CONTRACTOR OR BUILDER AGREE TO PERFORM ALL THE ABOVE WORK IN A PROFESSIONAL AND WORKMAN LIKE MANNER. THE ABOVE PRICES, SPECIFICATIONS AND CONDITIONS ARE SATISFACTORY AND ARE HEREBY ACCEPTED. YOU ARE AUTHORIZED TO DO THE WORK AS SPECIFIED. PAYMENTS WILL BE MADE AS OUTLINED ABOVE. IT IS UNDERSTOOD THAT THIS IS WORK NOT PROVIDED FOR IN ANY OTHER AGREEMENT AND NO CONTRACTUAL RIGHTS UNTIL THIS PROPOSAL IS ACCEPTED IN WRITING. IN THE EVENT PAYMENTS WILL NOT BE MADE AS OUTLINED ABOVE, YOU AGREE TO PAY ALL ATTORNEYS FEES, INTEREST, AND COST OF COLLECTIONS.</p> <p>AUTHORIZED SIGNATURE: _____ DATE: _____</p> <p>ANTONIO V DELIGIO SOBE NATIONAL BUILDERS, INC. _____</p>			

Subtotal =

Tax (6.0%)

Signature

Total

Estimate



Sobe Builders, LLC

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Date	Estimate #
8/6/2024	1808

Proposal Submitted to :

Le Tub Resturant
 1100 North Ocean Dr
 Hollywood Fl 33019
 Dan (954) 401-1325

E- Mail: _____

Job Address :

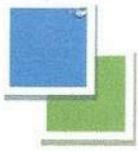
same location

Item	Description of Work Performed	Qty	Cost	Total =
1234	<p>NOTE:</p> <p>IT IS THE CUSTOMER'S RESPONSIBILITY TO REVIEW THE ABOVE LINE ITEMS OF WORK TO BE COMPLETED IN ORDER TO ENSURE THAT ALL ITEMS PERTAINING TO YOUR JOB IS LISTED ABOVE AS PART OF THE PROPOSAL. ANY ADDITIONAL WORK REQUESTED BY CUSTOMERS, OR SUGGESTIONS MADE BY INSTALLERS, FIELD SUPERVISORS, OR OTHER STAFF NOT MENTIONED IN ABOVE PROPOSAL WILL BE CONSIDERED AN ADDITIONAL CHARGE AND WILL BE BILLED ACCORDINGLY. PLEASE BE SURE THAT ANY VERBAL CONVERSATIONS ARE NOTED ABOVE PRIOR TO ACCEPTING THIS PROPOSAL. THIS IS TO ENSURE THAT BOTH PARTIES HAVE REVIEWED THE JOB PROPERLY AND FULLY UNDERSTAND THE JOB REQUIREMENTS FOR COMPLETION. UNDER NO CIRCUMSTANCES WILL WE DEVIATE FROM THE ABOVE SAID PROPOSAL WITHOUT AN ADDITIONAL CHARGE, PRIOR APPROVAL, AND PAYMENT IN FULL FOR ANY CHANGES OR ADDITIONS TO THE ORIGINAL PROPOSAL.</p> <p>CUSTOMER INITIALS PLEASE _____</p>	0		

***PROVIDING QUALITY SERVICES AND
 WORKMANSHIP COAST TO COAST,
 WE GO THE DISTANCE !!***

Subtotal =	\$385,941.50
Tax (6.0%)	\$16,272.03
Total	\$402,213.53

Signature _____



SCALTEC USA, CORP.

8570 Stirling Road #102-215
Hollywood, FL 33024
(954) 553-0354 Brad
bgfivestar@aol.com

State Licensed:
CGC1515074
CGC1521751

CONTRACT RESTAURANT PARTIAL PARKING LOT

Date: 02/13/24

To: Dan Serafini
954-401-1325

Job site: Le Tub
1100 North Ocean Drive
Hollywood, FL 33019

We are please to present this contract for labor and materials to complete the Restaurant and partial parking lot to the above referenced job site for the re-work of the building façade, parking lot, overhang trellis, concrete ramps and slabs, landscaping and impact windows and doors to include the following:

A. Demolition Work:

- 1). Remove existing trellis.
- 2). Remove existing concrete ramp.
- 3). Remove existing asphalt and rock.
- 4). Remove existing catch basin.
- 5). Bring in bob cat service to remove all trash from job site.
- 6). Load debris into dumpsters.

B. General Construction Work:

- 1). Bring in surveyor to lay out for new catch basin elevations.
- 2). Grade and compact site for new asphalt installation.
- 3). Dig out for new ADA ramp and walk ways.
- 4). Install wire mesh and backfill with concrete for ramp and walk ways.
- 5). Install ADA railings on ramp.
- 6). Build new trellis overhang in outside dining area.
- 7). Install 2-lifts of asphalt over complete parking lot (less North end).
- 9). Stucco building parapet walls.
- 10). Install roof framing and plywood on new bar overhang.
- 11). Install new metal roof on bar overhang.
- 12). Install impact windows and doors at entrance.
- 13). Paint front of building.

C. Plumbing Work:

- 1). Install (2) 30"x30" catch basin with (2) 14" corrugated flow pipe to the water in the middle of the parking lot with back flow preventers.

D. Electrical Work:

- 1). Rewire all electric to new trellis over outdoor dining area.

E. General Work:

- 1). Provide engineered plans for all the above work.
- 2). Provide permit for all the above work.
- 3). Stand all the required inspections.
- 4). Pay for all the City permitting fees.
- 5). Install landscaping along the front and dock side of the property (less the North parking lot).

Category Pricing:

A. Demolition Work.....	\$ 38,000.00
B. General Construction Work.....	162,500.00
C. Plumbing Work.....	29,700.00
D. Electrical Work.....	9,500.00
E. General work.....	<u>55,000.00</u>
Sub Total Job Cost.....	\$ 294,700.00
15% overhead.....	44,205.00
15% profit.....	44,205.00
Site Superintendant 5 weeks @ \$2,000.00 per.....	<u>10,000.00</u>
Total Job Cost.....	\$393,110.00

General Notes:

- 1). All work will be completed in a timely manor.
- 2). All work will be performed by State Licensed Contractors.
- 3). Any work not mentioned will be billed at an additional charge.
- 4). Contractor shall stand the inspections for the Duration of the project.

Guarantees:

- 1). All work will carry a (1) one year warranty for parts and labor from completion date.

Payment Schedule:

Payments upon progress of work.

Respectfully Submitted,

Scaltec USA, Corp.
Bradley Gross



Date 02/13/2014

Le Tub
Dan Serafini



Date 2-13-24

**LOVELL MARINE CONSTRUCTION**

Dredging • Docks • Seawalls • Pilings • Barge Rental

PROPOSAL / CONTRACT

DATE: January 25, 2023**SUBMITTED TO:**Logan Newell
Dan Serafini**ADDRESS:**Le Tub
1100 N Ocean Drive
Hollywood, FL 33019**Contact Info:**Logan Newell (954)773-4353
logannewell@gmail.com
Dan Serafini (954)401-1325
danserafini@bellsouth.net**PROJECT:**

New Wood Dock/New Seawall

Submitted by: Timothy Hart # (954)918-3282 timhart@lovelldmarine.com

OWNER AND CONTRACTOR DO HEREBY ENTER INTO A CONTRACTURAL AGREEMENT FOR THE PURPOSE OF IMPROVEMENT TO THE OWNER'S PROPERTY AT THE ABOVE REFERENCED LOCATION AS FOLLOWS:

GENERAL CONDITIONS

Lovell Marine Construction (Contractor) will furnish all labor, materials, equipment, supervision, and licenses necessary to perform the construction work as identified herein, according to the approved, engineered plans and specifications, and all applicable building codes and ordinances of agencies and governing bodies with jurisdictional powers at this location. Contractor agrees to coordinate work activities with other contractors working on site at the same times. Contractor does **NOT** include any: landscaping related work; utility services-new installations; surveying and/or layout; removal of unknown, unseen, hidden or buried obstructions; or damage to structures in the vicinity of the work area due to routine and proper performance of the job. Contractor will make every effort to perform the work in a timely and expeditious manner. Contractor is to be held harmless for claims of noise, vibration damage, pollution, oil fallout, etc. If contaminated or toxic waste is encountered on site, Contractor is **NOT** responsible for any of the fees that may be imposed for special handling, dumping, etc. Contractor reserves the right to withdraw this bid if not accepted within 30 days unless otherwise specified.

Marine construction materials and related products are subject to unusual price volatility due to conditions that are beyond the control or anticipation of the Contractor and firm prices cannot be obtained from suppliers. If there is an increase in the amount charged to the Contractor between the date of this Proposal/Contract and the time when the work is to be performed, the amount of this Proposal/Contract will be increased to reflect the additional cost to the Contractor upon submittal of written documentation. In such event, the Contractor and Owners/Owner's Representative shall work together in good faith to identify substitute materials that are similar. If Owner/Owner's Representative selects substitute materials that increase the Contract amount, the Contact will be adjusted to reflect the additional costs incurred by the Contractor to purchase and deliver materials.

OWNER agrees to promptly pay weekly draws against progress invoices for all work satisfactorily completed during the previous week, according to mutually accepted schedule of values for work in progress (Contractor will provide draft). Owner will furnish all refundable municipal and environmental bonds. Owner, to its best knowledge, is compatible with all local ordinances. If hard bottom conditions are encountered, during any placement activities, requiring punching prior to dredge, additional charges will be assessed. The owner will furnish layout control points, as necessary, established by a licensed surveyor. **PERMITS ARE NOT INCLUDED IN THE PRICE OF THIS PROPOSAL/CONTRACT**, the owner will pay for all engineering and permit related costs and fees.



SCOPE OF WORK

The Contractor hereby proposes to furnish the materials and perform the labor necessary for the completion of:

Demo Existing Dock

- Dock 240'x 10' = 2,400sqft
- Remove decking & framing
- Dispose of all materials
- Remove 4 palm trees, cut down to land level & remove additional foliage in dock area
- Excavate 2 soil areas, 8'x 6', if needed TBD \$16,000.00

New Wood Dock

- 240'x 10' = 2,400sqft
- 2" x 6" boards
- Dock to be 3' over water including new cap area
- Add 25 wood Piles
- All framing to be marine grade
- All decking to be #1 pressure treated lumber
- All hardware to be marine grade
- Conduits for electric and water included
- Electrical and water hookups not included \$151,750.00

New Seawall

- 240'
- Mobilize the barge
- Supply & install (24) 12"X12"X18' prestressed batter piles
- Supply & install (24) 12"X12"X18' prestressed king piles
- Supply & install (24) prestressed concrete piles
- Remove (8) batter piles & saw cut 80' of existing cap & dispose
- Incorporate (3) storm drains, insert sleeves into existing & incorporate into new seawall face
- Form up as needed
- Pour new seawall cap
- Raise cap to 5.0 NAVD elevation (currently at 3.15 NAVD)
- Panels to have a single layer of #5 steel 12" on center
- Set steel cage as per Engineer of Record
- Pour cap with 5000 PSI concrete
- Concrete to have chamfered edge and light broom finish
- Conduits for electric and water included
- Power pedestal, water, power, and lights not included \$222,000.00

COST

Total Cost for the above Scope of Work \$389,750.00





B&M MARINE CONSTRUCTION, INC.

CG - C 0 5 2 8 2 0

SEAWALLS • DOCKS • BOATLIFTS • AUGERCAST PILES • HELICAL PILES • SHEET PILES

BACK-UP II

Bonded, Licensed & Insured

1211 South Military Trail,
Suite 200
Deerfield Beach, FL 33442
Office: (954) 421-1700

Mailing Location:	Project Location:
Daniel Serafini La Tub 1100 North Ocean Drive Hollywood, FL 33019 P: 954-401-1325 E: dangserafini@gmail.com	January 16, 2023 Re: 1100 N Ocean Drive Hollywood

B&M Marine Construction, Inc. hereby submits specifications & estimates as follows:

- | | |
|---|-------------------------|
| 1. Demo existing dock and bumper pile and haul away | Sub Total: \$ 13,500.00 |
| 2. Install approximately 240 L. F. of new concrete batter piling seawall in front of existing as follows: | |
| A. Prestress concrete vertical and batter pilings: 12" x 12" up to 25' in length. | |
| B. Concrete seawall slabs: 9'x 7 1/2" up to 12' in length. | |
| C. Concrete seawall cap 36" x 16" x 240' using (5) #5 rebar & #3 stirrups @ 18" o.c. | Sub Total: \$276,000.00 |
| 3. Install a 240' x 10' wide wood dock on top seawall cap and 7' back as follows: | |
| A. Built on top of new seawall cap, | |
| B. 2" x 6" Tropical marine grade wood decking and 2" x 8" marine grade wood stringers. | |
| C. 5/8" dia. galvanized bolts and stainless-steel deck screws. | Sub Total: \$120,000.00 |
| 4. Install (25) 10" x 25' wood bumper piles including copper caps, 1" x 2" strips and plastic wrap at water line. | Sub Total: \$ 33,750.00 |
| | Total: \$443,250.00 |

Option: To install a 40' x 3.5 bump out in the center of the property. According to the army core rules we can build a dock in the center 1/3 of the property up to 40' if it is closer than the 62 1/2 from the edge of the canal, add \$8,000.00.

PLEASE NOTE:

Electrical and plumbing is not included in this contract. If you require a contractor, we can recommend one. If using your own, please share our contact information with them. They will need to contact our permitting department to supply the required information and drawings to be attached to the permits. Not doing so can significantly delay the permitting process and completion time of your project. Upon your request, composite decking material may be used. It is a thinner material and more susceptible to heat and possible imperfections in elevation when attached to the wood framing.

PAYMENTS TO BE MADE AS FOLLOWS:

- 30% of contract due upon mobilization
- 30% due upon completion of barge work
- 30% after placement of concrete or wood structure
- 10% Balance due upon contract completion

TO COMMENCE THE PROCESS:

- Return a copy of the signed contract.
- Please include a copy of your survey, which is required for permitting. ***The survey must show the elevation of the current seawall.***
- Prepayment of Permits & Plans, \$5,000.00

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

Date Accepted: _____

Customer Signature: _____

Proposal Created By: Matt Woonton

B&M Signature: _____



B&M MARINE CONSTRUCTION, INC.

CG - C 0 5 2 8 2 0

SEAWALLS • DOCKS • BOATLIFTS • AUGERCAST PILES • HELICAL PILES • SHEET PILES

Bonded, Licensed & Insured

1211 South Military Trail,
Suite 200
Deerfield Beach, FL 33442
Office: (954) 421-1700

Mailing Location:	Project Location:
Daniel Serafini La Tub 1100 North Ocean Drive Hollywood, FL 33019 P: 954-401-1325 E: dangserafini@gmail.com	January 16, 2023 Re: 1100 N Ocean Drive Hollywood

Please Note the Following Terms and Conditions of the Contract.

1. All engineering, plans, permits, required pile logs and associated costs **INCURRED** by B&M Marine Construction, Inc. will be billed to and paid for by the customer as an additional expense. Final approval for any permits applied for are subject to agency approval.
2. **Exclusions from quote:** The repair of sod, sprinklers, plumbing, electric, backfill, underground, utilities, patio or sidewalk damage, landscaping, concrete test cylinders, engineering, layout, ladders, bumpers, cleats, seawall mounted fences or handrails, ETC.
3. If not accepted in writing within 30 days of the date of this proposal, this proposal is automatically withdrawn.
4. Standby time, when a barge and crew have been stopped due to changes by the customer, if endured, is \$600.00/hour and will be billed additionally to the customer.
5. All ladders installed, if needed as per code, will have an additional cost of \$350.00 each.
6. Backfilling, if necessary, will be furnished at \$130.00 per cubic yard.
7. If permit requires rip rap to be placed at the toe of the seawall, an additional cost of \$145.00/ton will be billed to the customer.
8. Punching of rock and/or use of composite piling will be billed additionally at \$350.00/pile if necessary.
9. Piling shipped to the job over the above specified lengths will have an additional cost of \$30.00/linear foot.
10. If punching of rock is necessary to excavate or dredge, an additional charge of \$600.00/hour for punching time will be billed to the customer.
11. B&M Marine is not responsible for any additional cost which may be related to disposal of any contaminated material that may be removed from your site.
12. B&M Marine is not responsible for dredging which may be required for use of a boat lift or boat slip.
13. B&M Marine is not responsible for property, pool, or patio damage due to vibration or undermining during construction activities.
14. B&M Marine recommends a seismograph be taken on any driven piles and the customer will be billed an additional charge.
15. Hairline cracks in concrete are normal & caused during the curing process, they are not caused from defects. B&M Marine disclaims any warranty, express or implied, from cracks.
16. Customer shall defend, indemnify & hold B&M Marine harmless from any claims or damages resulting from noise, vibration, damage, pollution, oil fallout any other items for project.
17. Customer is responsible to provide suitable access to site for B&M Marine to perform work. Owner shall be responsible for furnishing offset stakes set by a licensed surveyor.
18. Customer does not obtain ownership for any work completed until B&M Marine has been paid in full.
19. Customer agrees that B&M may remove all work completed for which B&M has not been paid.
20. B&M Marine may terminate this agreement, with or without cause, for its convenience. In that case, B&M Marine shall be paid for all work completed and Customer waives all damages resulting from, directly or indirectly, the termination, including without limitation, consequential or special damages.
21. All unpaid invoices shall accrue interest at the rate of 18% per annum if not paid within 30 days.
22. In any judicial proceeding relating to, connected with, or arising from this Agreement, the prevailing party shall be entitled to reimbursement of its attorney's fees and costs, including all attorneys' fees and costs incurred on appeal, if any.
23. Each party hereby knowingly, voluntarily, and intentionally waives any and all rights it may have to a trial by jury in respect of any dispute, litigation or court action (including, but not limited to, any claims, cross claims or third-party claims) arising from, growing out of, or related to this Contract. The parties acknowledge that this waiver is a significant consideration to, and a material inducement for the parties to enter into this Contract. Each party hereby certifies that no representative or agent of the other party has represented, expressly or otherwise, that either party would not, in the event of such litigation, seek to enforce this waiver of right to jury trial provision.
24. B&M warrants to Customer that all materials and equipment furnished under this Contract shall be new and that all of the Work shall be of good quality, free from fault and other defects. All work not conforming to these requirements, including substitutions not properly approved, may be considered defective. Warranties shall commence as of the date of the Final Completion of all work at the Project and shall continue for a period of no more than one year unless a longer period is otherwise provided in the Contract. If the project amount is not paid in full, the warranty will become null and void.
25. Each party agrees and submits to the exclusive jurisdiction and venue of the state courts of Florida, in and for Broward County, for any lawsuit arising from, connected with, or related to this Agreement.
26. This quote/contract is subject to supply interruptions, quickly changing market conditions, or uncontrollable disruptions. Please be advised that pricing and availability may be subject to change until further notice. Customer agrees to pay additional material costs and grant B&M Marine extension of time to complete due to these delays beyond its control.

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 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.

PAYMENT MAY BE AVAILABLE FROM THE FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND IF YOU LOSE MONEY ON A PROJECT PERFORMED UNDER CONTRACT, WHERE THE LOSS RESULTS FROM SPECIFIED VIOLATIONS OF FLORIDA LAW BY A LICENSED CONTRACTOR. FOR INFORMATION ABOUT THE RECOVERY FUND AND FILING A CLAIM, CONTACT THE FLORIDA CONSTRUCTION INDUSTRY LICENSING BOARD AT THE FOLLOWING TELEPHONE NUMBER AND ADDRESS: Construction Industry Recovery Fund, 1940 North Monroe Street, Suite 42, Tallahassee, Florida 32399; Telephone: (850) 921-6593.

ANY CLAIMS FOR CONSTRUCTION DEFECTS ARE SUBJECT TO THE NOTICE AND CURE PROVISIONS OF CHAPTER 558, FLORIDA STATUTES

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

Date Accepted: _____

Customer Signature: _____

Proposal Created By: Matt Woonton

B&M Signature: _____



B & M MARINE CONSTRUCTION, INC.

C G - C o 5 2 8 2 o

SEAWALLS • DOCKS • BOATLIFTS • AUGERCAST PILES • HELICAL PILES • SHEET PILES

Bonded, Licensed & Insured

1211 South Military Trail,
Suite 200
Deerfield Beach, FL 33442
Office: (954) 421-1700

Mailing Location:	Project Location:
Daniel Serafini La Tub 1100 North Ocean Drive Hollywood, FL 33019 P: 954-401-1325 E: dangserafini@gmail.com	January 16, 2023 Re: 1100 N Ocean Drive Hollywood

Customer Checklist

- Property survey is enclosed.
(B & M Marine Construction can give referrals if necessary)
Please initial _____
- If in a community that has a deed restriction requiring approval by a: HOA, POA, Architectural Board Review, etc. the customer is responsible for getting the approval.
Community Review Required: Yes or No
Please initial _____
- If plumbing and / or electrical contracting services are needed on this project the customer is responsible for the hiring and paying of these services.
(B & M Marine Construction can give referrals if necessary)
Plumbing Services Required: Yes or No
Electrical Services Required: Yes or No
Please initial _____
- Prepayment of permit / plans enclosed.
Please initial _____
- Enclosed permit package has been filled in and signed where indicated.
(Must mail in forms with original signatures, use blue or black ink.)
Please initial _____
- All three (3) pages of contract have been signed and initialed.
Please initial _____

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

Date Accepted: _____

Customer Signature: _____

Proposal Created By: Matt Woonton

B&M Signature: _____