



Contractor Services, LLC

General Contractor and Restoration Specialist

Ocean Club South

4849 Saxon Dr

New Smyrna Beach Fl, 32169

Proposal for Work on The pool Bathhouse, Buildings A, B & C

Date: December 1st 2025

Per your request, GC Contractor Services, LLC proposes to complete the scope of the work detailed below.

All work and work areas by GC Contractor Services LLC:

1. Will meet the Florida Building Code requirements as required by the local governing authorities such as the Building and Fire Safety Officials.
2. Will comply with all Federal OSHA safety regulations.

Scope for Yearly Maintenance

1. The pool pump house/bathroom will be the first area done, identify and repair concrete spalling on the slab, walls and undersides. After the concrete is repaired touch up paint the repaired areas
2. Building a, B, and C will be worked next in that order. The areas will be the areas called out as priorities by Lisa and Anthony

Total Project Cost: **\$30,000.00**

Not to Exceed unless we are instructed to do so in writing

Total Project Cost includes labor, material, and taxes.

A) The Owner shall:

- a. Ensure access to the work area by cutting back or moving plants and vehicles that are in the way, moving furniture or appliances that are impeding access and/or inhibiting mobility. If plants can't be moved, the plants shall be covered to protect them, but we cannot guarantee that some plants that are impeding access won't be damaged.*
- b. Provide reasonable access to water supply for cleaning and use with products.*
- c. Provide electrical access (20 Amp and 30 Amp Receptacles) for powering necessary equipment to accomplish the scope without costs.*
- d. Work with GC Contractor Services, LLC to allow dedicated exterior spaces to allow storage trailers so that equipment and some weather impacted materials may be secured daily.*

1519 Ridgewood Ave.

Holly Hill, Florida 32117

☎ 386-257-6199 📠 386-257-0556

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Exclusions:

- Permit Fees and Engineering and Architectural fees.
- Landscaping.
- Any Interior Work.

Project Schedule:

To be determined upon acceptance and authorization of proposal.

Project Delays:

Delays in work due to any-and-all actions and activities of the property owners/agents that complicate, interrupt or impede the work, governmental agency delays, delays by the Engineer of Record, natural physical events such as floods, hurricanes, wind damage, hail, snow, earthquakes, epidemic or pandemic illnesses, or acts of God shall not be charged against the contracted Project Schedule. Any such delay days shall be added to the Project Schedule to offset such delays.

Change of Scope:

Any changes in the scope from the Engineer or Record, the Owner or Condo Owners Association and their appointed representatives, the Authority having Jurisdiction (Building/Safety Officials), Owner requests for quality upgrades, code upgrades, or any change not already included in the scope, and hidden deficiencies/damages or hidden impediments that are discovered, shall require a change order to be agreed upon to cover those additional costs that are associated with any changes.

Compensation for other Services:

All additional compensation to GC Contractor Services, LLC shall be based solely on written Change Orders, recommended, and authorized by Owner and/or Owner's Representative. Change Orders for services, as determined by the Owner and/or Owner's Representative are essential for completion of the Scope or Work shall be compensated based on the documented expenses or allowances, as approved by the Owner and/or Owner's Representative.

Other Provisions:

Proof of Worker's Compensation and General Liability Insurances will be maintained. All work shall be completed within the agreed time after receipt of the Building Permit, unless extended by Change Order or inclement weather, as approved by the Owner. GC Contractor Services, LLC shall use its best reasonable efforts to enable the normal business activity of Owner. Upon receipt of final payment, GC Contractor Services, LLC shall provide a Final Contractor Affidavit.

Recommend:

Both parties signing this proposal authorizes the work according to the descriptions and terms contained herein; and is a legally binding contract between GC Contractor Services, LLC and the Owner and/or Owner's Representative.

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Glenn J. Canfield, Managing Member
GC Contractor Services, LLC

On _____ this Proposal is Accepted and Authorized by:

Owner/Representative

Date: _____

Print Name & Title