

**TOWN OF GOLDEN BEACH, FLORIDA**

**RESOLUTION NO. 3054.26**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF GOLDEN BEACH, FLORIDA APPROVING A PROPOSAL FROM SOFLI WINDOWS AND DOORS, LLC FOR THE REPLACEMENT OF THE ROOF AT THE POLICE ANNEX AND PUBLIC WORKS FACILITY; PROVIDING FOR A WAIVER OF COMPETITIVE BIDDING PROCEDURES; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR AUTHORIZATION; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Town Council of the Town of Golden Beach, Florida (“Town”) has identified the need to replace the roof of the Police Station and Public Works Facility (“Project”); and

**WHEREAS**, the Town Council finds that compliance with the bid procedures set forth in the Town’s Code of Ordinances (“Code”) is impractical and not in the best interest of the Town; and

**WHEREAS**, the Town Council desires to engage SoFli Windows & Doors, LLC (“Contractor”) to perform construction services (“Services”) for the Project; and

**WHEREAS**, Contractor has presented the Town with a proposal, attached hereto as Exhibit “A” and incorporated herein by reference, (“Proposal”) to perform the Services; and

**WHEREAS**, the Town Council desires to authorize the Town Manager to enter into an agreement with the Contractor consistent with the Proposal; and

**WHEREAS**, the Town Council has determined that the Proposal is acceptable and will well serve the needs of the Town.

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF GOLDEN BEACH, FLORIDA AS FOLLOWS:**

**Section 1. Recitals Adopted.** Each of the above-stated recitals are hereby adopted and confirmed.

**Section 2. Proposal Approved.** The Town Council hereby approves of the Proposal.

**Section 4. Implementation.** The Town Mayor and Town Manager are directed to take all steps reasonably necessary to implement this Resolution.

**Section 5. Authorization.** The Town Manager is authorized to enter into an agreement with the Contractor that is consistent with the Proposal in an amount not to exceed \$85,000.00, subject to the approval of the Town Attorney as to form, content, and legality.

**Section 6. Effective Date.** This Resolution shall be effective immediately upon adoption.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

The Motion to adopt the foregoing Resolution was offered by Vice Mayor Lusskin seconded by Councilmember Mendal, and on roll call the following vote ensued:

Mayor Glenn Singer	<u>Aye</u>
Vice Mayor Judy Lusskin	<u>Aye</u>
Councilmember Kenneth Bernstein	<u>Absent</u>
Councilmember Bernard Einstein	<u>Aye</u>
Councilmember Jessie Mendal	<u>Aye</u>

**PASSED AND ADOPTED** by the Town Council of the Town of Golden Beach, Florida this 17<sup>th</sup> day of February, 2026.



\_\_\_\_\_  
MAYOR GLENN SINGER

ATTEST:



\_\_\_\_\_  
LISSETTE PEREZ  
TOWN CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:



\_\_\_\_\_  
STEPHEN J. HELFMAN  
TOWN ATTORNEY



# TOWN OF GOLDEN BEACH

100 Ocean Boulevard  
Golden Beach, FL 33160

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## MEMORANDUM

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**Date:** February 17, 2026

Item Number:

**To:** Honorable Mayor Glenn Singer &  
Town Council Members

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**From:** Alexander Diaz, *Alex B*  
Town Manager

**Subject:** **Resolution No. 3054.26 - Approving the Proposal from SoFli  
Windows & Doors, LLC for the Replacement of the Roof at the  
Police Annex and Public Works Facility**

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### Recommendation:

It is recommended that the Town Council adopt the attached Resolution No. 3054.26 as presented.

### Background:

At the November Council Meeting, the Town formally inaugurated the renovated former Public Works Building and Annex, now designated as the Police Station and Public Works Facility. As part of continuing efforts to preserve and modernize Town facilities, staff has evaluated the condition of the building's roof.

I have served as Town Manager for nearly nineteen (19) years, and during that period, the roof of this facility has never undergone a full replacement. The existing roof system is now more than twenty years old and has reached the end of its intended service life. Given the Town's investment in the renovation of this facility, staff has determined that proactive roof replacement at this time is necessary to protect that investment.

The existing roof is a TPO roofing system, and the recommended replacement will utilize the same TPO methodology, which is consistent with current Town standards and industry best practices. The project will also include removal of four decorative rooftop structures, resulting in a cleaner, more modern building profile.

Staff solicited proposals for this work and is recommending award to SoFli Windows & Doors, LLC, a firm experienced in both commercial and residential roofing applications, with a proposed contract amount of \$65,716.

Replacing a roof that has exceeded twenty years of service life provides significant long-term benefits to the Town. A new roof:

- Extends the useful life of the building for decades
- Protects the Town's recent capital investment in the facility
- Reduces the risk of water intrusion and structural deterioration
- Lowers long-term maintenance and emergency repair costs
- Improves energy efficiency and building performance
- Strengthens hurricane resilience and overall facility reliability

By undertaking this replacement now, the Town avoids higher future costs associated with deferred maintenance and ensures the Police and Public Works Facility remains fully operational, secure, and protected.

We are also recommending, that while undertaking the roof replacement, staff recommends completing the facility modernization by replacing all remaining non-impact windows with hurricane-impact rated windows. These windows were excluded from the original renovation contract, and completing this work now will result in a fully hardened and code-compliant facility.

**Fiscal Impact:**

To accommodate both the roof replacement and window installations, staff is requesting approval of a total project budget not to exceed \$85,000.



# SOFLI WINDOWS & DOORS

The One-Stop-Shop Company

+ Roofing

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## BID PROPOSAL – GOLDEN BEACH CITY HALL

Date: December 17, 2025

Lot: 97 – Police Department

Client: Golden Beach



✉ [contact@sofliwindows.com](mailto:contact@sofliwindows.com)

☎ Mobile: (954) 203-3636

☎ Office: (954) 636-1122

20968 Sheridan St, Fort Lauderdale, FL 33332

[www.sofliwindows.com](http://www.sofliwindows.com)



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## 1. COVER LETTER

Dear Selection Committee,

On behalf of **Sofli Impact Windows & Doors LLC**, we respectfully submit our bid proposal for the **TPO Roofing Scope – Lot 97** for the **City of Golden Beach – Police department**

Our team has carefully reviewed the bid documents, including the scope of work, roof areas, technical requirements, and construction specifications outlined for this project. Based on this review, we have prepared a detailed and itemized proposal that reflects current South Florida labor standards, material pricing, jobsite safety requirements, and all applicable municipal construction standards.

Sofli Impact Windows & Doors LLC is **fully licensed and insured in the State of Florida**, and we maintain **all required trade licenses** necessary to perform the work described in the bid documents. Our company specializes in roofing systems, impact-rated building components, and exterior construction scopes for both **commercial and governmental facilities**. All work is executed in strict compliance with the **Florida Building Code (FBC)**, local amendments, and manufacturer specifications.

We are committed to quality workmanship, schedule compliance, safety, and effective coordination with the City and its representatives. We appreciate the opportunity to participate in this bid process and look forward to the possibility of working with the **City of Golden Beach** on this project.

Thank you for your time and consideration.

Respectfully submitted,

**Leandro**

CEO

**SOFLI Impact Windows & Doors LLC**

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## 2. PROJECT SCOPE

SOFLI Windows and Doors LLC proposes to furnish labor, materials, and equipment necessary to perform the following scope of work for the City of Golden Beach facilities:

### A. TPO Roofing – New Membrane + Removal of 4 Structures (Police Department)

#### Specifications

##### TPO Membrane Roofing System:

- GAF White **60-mil scrim-reinforced TPO membrane**, heat-welded at seams for a seamless, waterproof surface.
- Mechanically fastened **1.5” Poly-Iso insulation boards** to plywood decking.
- Reinforced for dimensional stability and high-wind performance, meeting **Miami-Dade HVHZ** requirements.
- All flashings, roof penetrations, drains, and terminations installed per manufacturer specifications and **Florida Building Code (FBC)**.
- Architectural plans included and followed.
- Four (4) existing roof structures to be removed and disposed of properly.

#### Scope of Work

- Complete removal of the existing TPO roof system and four (4) existing roof structures.
- Proper disposal of all debris, coverings, flashings, and old materials.
- Pressure wash the roof deck to remove dirt and debris.
- Inspect and repair or replace damaged decking (pricing for additional decking to be added if needed).
- Install 1.5” Poly-Iso insulation boards, mechanically fastened to the plywood deck.
- Install TPO membrane with heat-welded seams for a watertight surface.
- Secure roof-to-wall connections with high-strength and custom metal flashings.
- Install aluminum termination bars at all parapets and base flashings.
- Seal all joints, penetrations (vents, pipes, etc.), and seams with high-quality, weather-resistant sealant.

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- Inspect and replace any damaged or outdated flashing around edges, parapets, and penetrations.
- Apply premium-grade waterproofing paint to all parapet walls and exterior Styrofoam trim for long-term moisture protection.
- Ensure roof drainage is fully functional; adjust or replace gutters and downspouts as needed.
- Provide full protection for pool areas and surrounding surfaces during installation.
- Conduct comprehensive inspections to ensure compliance with Miami-Dade building codes, **Notice of Acceptance (NOA)**, manufacturer specifications, and FBC.
- Final touch-ups and roof repairs as needed.
- Jobsite cleanup; remove all debris and leave premises broom-clean.

## Inclusions

- All labor, materials, services, and equipment required for the specified work.
- Installation per product approval specifications, FBC, and Miami-Dade NOA requirements.
- Protection of the working area during installation
- Permit processing and standard engineering as required by local authorities.
- Architectural plans included as required for permit approval.
- State and local sales taxes.

## Measurements & Pricing

- **TPO Roof Area:** 3,694 sq ft (36.94 roof squares)
- **Total for TPO Roofing:** → \$51,716
- **Removal of 4 Existing Roof Structures:** \$14,000

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## General Inclusions

- All labor, materials, tools, and equipment required to complete the specified work within the proposal scope.
- Compliance with **Florida Building Code (FBC)**, Miami-Dade HVHZ requirements, and manufacturer installation guidelines.
- Protection of all working areas, landscaping, and adjacent structures during construction.
- Permit processing and standard engineering as required by local authorities (unless otherwise noted).
- Final inspections, touch-ups, and cleanup at the completion of the project.
- Disposal of all construction debris generated by the scope of work.
- Coordination with the City or HOA as required for approvals or access.

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## General Exclusions

- Permit fees not specified in the scope of work.
- Engineering drawings or reports unless explicitly included in the proposal.
- Testing, inspections, or third-party certifications not listed in the scope.
- Interior repairs required due to pre-existing conditions.
- Any work **not explicitly listed** in the proposal.
- Reinstallation or maintenance of security cameras (City responsibility).
- Any additional work required due to unforeseen site conditions or changes in design after proposal submission.

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### 3. TERMS & CONDITIONS

- This proposal is **valid for 30 days** from the date of issuance.
- Work will be scheduled **upon receipt of deposit and permit approvals**.
- All work will be performed in accordance with the **Florida Building Code (FBC)**, **Miami-Dade HVHZ requirements**, and the **City of Golden Beach regulations**.
- SOFLI Windows & Doors LLC is **fully licensed and insured** in the State of Florida.
- Any unforeseen conditions, additional work, or changes requested by the owner will require a **written change order**.
- Payments to be made according to agreed-upon schedule (e.g., 30/30/30/10 or as specified in contract).
- Permits, inspections, and approvals are included only as specified in each section; additional fees or approvals will be billed separately.
- SOFLI is **not responsible for City-managed items**, including security cameras and furniture/facility relocation, unless explicitly stated.

### 4. TOTAL PROPOSAL SUMMARY

Scope of Work	Amount (USD)
B. TPO Roofing – New Membrane + Removal of 4 Structures	\$65,716.00

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