



# TOWN OF GOLDEN BEACH

100 Ocean Boulevard  
Golden Beach, FL 33160

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Official Agenda for the March 17, 2026  
Regular Town Council Meeting called for 6:00 P.M.

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**Zoom Room Meeting ID: 843 5003 4199 Password: 499374**

**For Dial In Only: Call 305.224.1968 Meeting ID: 843 5003 4199**

THE PUBLIC MAY PARTICIPATE AT GOOD AND WELFARE; PLEASE HOLD ALL QUESTIONS AND COMMENTS UNTIL THEN! THE PUBLIC IS ENCOURAGED TO SUBMIT ALL COMMENTS VIA EMAIL TO [LPEREZ@GOLDENBEACH.US](mailto:LPEREZ@GOLDENBEACH.US) BY 2:00 P.M. TUESDAY, MARCH 17, 2026.

**A. MEETING CALLED TO ORDER**

**B. ROLL CALL**

**C. PLEDGE OF ALLEGIANCE**

**D. PRESENTATIONS/TOWN PROCLAMATIONS**

BUDGET AWARD RECOGNITION

TOWN MANAGER 250 CHAMPIONS OF PUBLIC SERVICE RECOGNITION

**E. MOTION TO SET THE AGENDA**

ADDITIONS/ DELETIONS/ REMOVAL OF ITEMS FROM CONSENT  
AGENDA/ AND CHANGES TO AGENDA

**F. GOOD AND WELFARE**

**G. MAYOR'S REPORT**

**H. COUNCIL COMMENTS**

**I. TOWN MANAGER REPORT**

**J. TOWN ATTORNEY REPORT**

None

**K. ORDINANCES - FIRST READING**

- 1. An Ordinance of the Town Council of the Town of Golden Beach Amending the Town's Code or Ordinances, Chapter 66 "Zoning", to Amend Piling Requirements.**

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF GOLDEN BEACH, FLORIDA, AMENDING THE TOWN'S CODE OF ORDINANCES BY REVISING ARTICLE I "IN GENERAL", SECTION 66-6, "GENERAL CONSTRUCTION REQUIREMENTS" WITHIN CHAPTER 66 "ZONING", TO AMEND PILING REQUIREMENTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

**Exhibit:** Agenda Report No. 1  
Ordinance No. 615.26

**Sponsor:** Town Administration

**Recommendation:** Motion to Approve Ordinance No. 615.26

**L. ORDINANCES – SECOND READING**

None

**M. QUASI JUDICIAL RESOLUTIONS**

None

**N. MAJOR PROJECTS UPDATE**

- Re-Imagined Tweddle Park

**O. CONSENT AGENDA**

- 2. Official Minutes of the February 17, 2026 Regular Town Council Meeting**
- 3. A Resolution of the Town Council Authorizing the Sale of Four Chevrolet Tahoes and One International Command Post from the Town's Vehicle Fleet.**

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF GOLDEN BEACH, FLORIDA, AUTHORIZING THE SALE OF FOUR CHEVROLET TAHOES AND ONE INTERNATIONAL COMMAND POST FROM THE TOWN'S VEHICLES FLEET; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR AN EFFECTIVE DATE.

**Exhibit:** Agenda Report No. 3  
Resolution No. 3059.26

**Sponsor:** Town Administration

**Recommendation:** Motion to Approve Resolution No. 3059.26

**4. A Resolution of the Town Council Authorizing the Purchase of Vehicles and Emergency Equipment for the Vehicles.**

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF GOLDEN BEACH, FLORIDA, AUTHORIZING THE PURCHASE VEHICLES AND EMERGENCY EQUIPMENT FOR THE VEHICLES; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR AN EFFECTIVE DATE.

**Exhibit:** Agenda Report No. 4  
Resolution No. 3060.26

**Sponsor:** Town Administration

**Recommendation:** Motion to Approve Resolution No. 3060.26

**5. A Resolution of the Town Council Authorizing the Use of Law Enforcement Trust Fund (LETF) As They Become Available For Costs Associated with the Town's Wellness Center Complex's Construction and Equipment, and Costs Associated with the Re-Imagined Tweddle Park.**

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF GOLDEN BEACH, FLORIDA, AUTHORIZING THE EXPENDITUE OF LAW ENFORCEMENT TRUST FUND (LETF) MONIES AS THEY BECOME AVAILABLE FOR COSTS ASSOCIATED WITH THE TOWN'S WELLNESS CENTER COMPLEX CONSTRUCTION AND EQUIPMENT, AND COSTS ASSOCIATED WITH THE RE-IMAGINED TWEDDLE PARK; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR AN EFFECTIVE DATE.

**Exhibit:** Agenda Report No. 5  
Resolution No. 3061.26

**Sponsor:** Town Administration

**Recommendation:** Motion to Approve Resolution No. 3061.26

**P. TOWN RESOLUTIONS**

**6. A Resolution of the Town Council Amending the Town's Schedule of Building Permit Fees and Other Fees.**

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF GOLDEN BEACH, FLORIDA, AMENDING THE TOWN'S SCHEDULE OF BUILDING PERMIT FEES AND OTHER

FEES; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

**Exhibit:** Agenda Report No. 6  
Resolution No. 3062.26

**Sponsor:** Town Administration

**Recommendation:** Motion to Approve Resolution No. 3062.26

**7. A Resolution of the Town Council Approving A Change Order Or A New Agreement with John Bell Construction, Inc. for Civil Site Work Services Related to the Wellness Center and the Re-Imagined Tweddle Park Projects.**

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF GOLDEN BEACH, FLORIDA, APPROVING A CHANGE ORDER OR A NEW AGREEMENT WITH JOHN BELL CONSTRUCTION, INC. FOR CIVIL SITEWORK SERVICES RELATED TO THE WELLNESS CENTER AND RE-IMAGINED TWEDDLE PARK PROJECTS; PROVIDING FOR CONDITIONS; PROVIDING FOR IMPLEMENTATION AND AN EFFECTIVE DATE.

**Exhibit:** Agenda Report No. 7  
Resolution No. 3063.26

**Sponsor:** Town Administration

**Recommendation:** Motion to Approve Resolution No. 3063.26

**8. A Resolution of the Town Council Approving a Contract with John Bell Construction, Inc. for the Installation of Recreational Facilities at the Re-Imagined Tweddle Park.**

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF GOLDEN BEACH, FLORIDA, ENTERING INTO A CONTRACT WITH JOHN BELL CONSTRUCTION, INC. FOR THE INSTALLATION OF THE JUNIOR BASKETBALL COURT, PADEL COURT, PICKLEBALL COURT IMPROVEMENTS, AND ASSOCIATED FENCING IMPROVEMENTS AT THE RE-IMAGINED TWEDDLE PARK; PROVIDING FOR A WAIVER OF COMPETITIVE BIDDING PROCEDURES; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR AUTHORIZATION; AND PROVIDING FOR AN EFFECTIVE DATE.

**Exhibit:** Agenda Report No. 8  
Resolution No. 3064.26



**Sponsor:** Town Administration

**Recommendation:** Motion to Approve Resolution No. 3064.26

**9. A Resolution of the Town Council Authorizing the Town Manager to Initiate Contract Negotiations for the Procurement of Fitness Equipment for the Town's Wellness Center.**

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF GOLDEN BEACH, FLORIDA, AUTHORIZING THE TOWN MANAGER TO INITIATE CONTRACT NEGOTIATIONS FOR THE PROCUREMENT OF FITNESS EQUIPMENT FOR THE TOWN'S WELLNESS CENTER; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR AUTHORIZATION; AND PROVIDING FOR AN EFFECTIVE DATE.

**Exhibit:** Agenda Report No. 9  
Resolution No. 3065.26

**Sponsor:** Town Administration

**Recommendation:** Motion to Approve Resolution No. 3065.26

**Q. DISCUSSION & DIRECTION TO TOWN MANAGER**

Mayor Glenn Singer:  
None Requested

Vice Mayor Jessie Mendal:  
None Requested

Councilmember Kenneth Bernstein:  
None Requested

Councilmember Bernard Einstein:  
None Requested

Councilmember Judy Lusskin:  
None Requested

Town Manager Alexander Diaz  
Wellness Center Façade Renderings

**R. ADJOURNMENT:**

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**DECORUM:**

ANY PERSON MAKING IMPERTINENT OR SLANDEROUS REMARKS OR WHO BECOMES BOISTEROUS WHILE ADDRESSING THE COUNCIL SHALL BE BARRED FROM THE COUNCIL CHAMBERS BY THE PRESIDING OFFICER. NO CLAPPING, APPLAUDING, HECKLING OR VERBAL OUTBURSTS IN SUPPORT OR OPPOSITION TO A SPEAKER OR HIS OR HER REMARKS SHALL BE PERMITTED. NO SIGNS OR PLACE CARDS SHALL BE ALLOWED IN THE COUNCIL CHAMBERS. PERSONS EXITING THE COUNCIL CHAMBERS SHALL DO SO QUIETLY.

THE USE OF CELL PHONES IN THE COUNCIL CHAMBERS IS NOT PERMITTED. RINGERS MUST BE SET TO SILENT MODE TO AVOID DISRUPTION OF PROCEEDINGS.

PURSUANT TO FLORIDA STATUTE 286.0105, THE TOWN HEREBY ADVISES THE PUBLIC THAT: IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THIS BOARD WITH RESPECT TO ANY MATTER CONSIDERED AT ITS MEETING OR HEARING, HE WILL NEED A RECORD OF THE PROCEEDINGS, AND FOR THAT PURPOSE, AFFECTED PERSONS MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD SHALL INCLUDE THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. THIS NOTICE DOES NOT CONSTITUTE CONSENT BY THE TOWN FOR THE INTRODUCTION OR ADMISSION OF OTHER INADMISSIBLE OR IRRELEVANT EVIDENCE, NOR DOES IT AUTHORIZE CHALLENGES OR APPEALS NOT OTHERWISE ALLOWED BY LAW.

IF YOU NEED ASSISTANCE TO ATTEND THIS MEETING AND PARTICIPATE, PLEASE CALL THE TOWN MANAGER AT 305-932-0744 EXT 224 AT LEAST 24 HOURS PRIOR TO THE MEETING.

RESIDENTS AND MEMBERS OF THE PUBLIC ARE WELCOMED AND INVITED TO ATTEND.



# TOWN OF GOLDEN BEACH

100 Ocean Boulevard  
Golden Beach, FL 33160

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## MEMORANDUM

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**Date:** March 17, 2026

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

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

**Subject:** Ordinance No. 615.26 – Amending Code, Chapter 66,  
“Zoning,” to Amend Piling Requirements

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Item Number:

1

### **Recommendation:**

It is recommended that the Town Council adopt the attached Ordinance No. 615.26 as presented.

### **Background:**

Removes the requirement for pilings beneath minor structural elements, including but not limited to chain link fence posts, subject to approval by the Town Manager or his designee, who may authorize installation of such elements without pilings when deemed appropriate.

### **Fiscal Impact:**

None.

1                                   **TOWN OF GOLDEN BEACH, FLORIDA**

2                                   **ORDINANCE NO. 615.26**

3                   **AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN**  
4                   **OF GOLDEN BEACH, FLORIDA, AMENDING THE TOWN'S**  
5                   **CODE OF ORDINANCES BY REVISING ARTICLE I "IN**  
6                   **GENERAL", SECTION 66-6, "GENERAL CONSTRUCTION**  
7                   **REQUIREMENTS" WITHIN CHAPTER 66 "ZONING", TO**  
8                   **AMEND PILING REQUIREMENTS; PROVIDING FOR**  
9                   **SEVERABILITY; PROVIDING FOR CODIFICATION;**  
10                  **PROVIDING FOR CONFLICTS; AND PROVIDING AN**  
11                  **EFFECTIVE DATE.**

12               **WHEREAS**, Article VIII, Section 2 of the Florida Constitution, and Chapter 166,  
13 Florida Statutes provides municipalities the authority to exercise any power for municipal  
14 purposes, except where prohibited by law, and to adopt ordinances in furtherance of such  
15 authority; and

16               **WHEREAS**, the Town Council of the Town of Golden Beach (the "Town Council")  
17 finds it periodically necessary to amend its Code of Ordinances and Land Development  
18 Code (the "Code") in order to update regulations and procedures to maintain consistency  
19 with state law and to implement municipal goals and objectives; and

20               **WHEREAS**, the Town Council periodically studies land development trends and  
21 issues and accordingly amends the Code; and

22               **WHEREAS**, the Town Council has evaluated the current Code provisions related  
23 to the use of structural pilings; and

24               **WHEREAS**, the Town Council wishes to amend the Code to clarify when pilings are  
25 required within specific areas of the Town; and

**WHEREAS**, the Town Council held duly advertised public meetings to consider the proposed modifications to the Town's Land Development Regulations.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF GOLDEN BEACH, FLORIDA:

**Section 1. Recitals.** That the recitals set forth above are hereby adopted and confirmed.

**Section 2. Amending Code.** Section 66-6(f), “General Construction Requirements”, Article I, “In General” within the existing Chapter 66, “Zoning”, which section shall be amended to read as follows:<sup>1</sup>

**Sec. 66-6. General Construction requirements.**

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(f) Except as waived by the Town Manager or his designee for minor structures  
~~in Zones 2 and 3, all structures of every kind and type, including houses, accessory~~  
buildings, garages, walls, fences, piers, perimeter walls, and columns thereof and support  
~~of walls, piers, columns for fences between estates and lots shall be supported solely on~~  
pile foundations. All piling shall be certified by a registered professional engineer.

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**Section 3. Conflicts.** All Sections or parts of Sections of the Code of Ordinances, all ordinances or parts of ordinances, and all Resolutions, or parts of Resolutions, in conflict with this Ordinance are repealed to the extent of such conflict.

<sup>1</sup> Additions to the text are shown in underline. Deletions to the text are shown in ~~strike through~~. Additions added between first and second reading are shown in double underline.

**Section 4. Severability.** That the provisions of this Ordinance are declared to

be severable and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

**Section 5. Codification.** That it is the intention of the Town Council and it is

hereby ordained that the provisions of this Ordinance shall become and be made a part of the Town Code, that the sections of this Ordinance may be renumbered or relettered to accomplish such intentions, and that the word Ordinance shall be changed to Section or other appropriate word.

**Section 6. Effective Date.** That this Ordinance shall be in full force and take effect

immediately upon its passage and adoption.

The Motion to adopt the foregoing Ordinance was offered by \_\_\_\_\_, seconded by \_\_\_\_\_, and on roll call the following vote ensued:

|                                 |       |
|---------------------------------|-------|
| Mayor Glenn Singer              | _____ |
| Vice Mayor Jessie Mendal        | _____ |
| Councilmember Bernard Einstein  | _____ |
| Councilmember Judy Lusskin      | _____ |
| Councilmember Kenneth Bernstein | _____ |

**PASSED AND ADOPTED** on first reading this 17<sup>th</sup> day of March 2026.

The Motion to adopt the foregoing Ordinance was offered by \_\_\_\_\_, seconded by \_\_\_\_\_, and on roll call the following vote ensued:

|                    |       |
|--------------------|-------|
| Mayor Glenn Singer | _____ |
|--------------------|-------|

71 Vice Mayor Jessie Mendal \_\_\_\_\_  
72 Councilmember Judy Lusskin \_\_\_\_\_  
73 Councilmember Bernard Einstein \_\_\_\_\_  
74 Councilmember Kenneth Bernstein \_\_\_\_\_

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76 **PASSED AND ADOPTED** on second reading this \_\_\_\_ day of April 2026.

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

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83 ATTEST:

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87 \_\_\_\_\_  
LISSETTE PEREZ

88 TOWN CLERK

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91 APPROVED AS TO FORM

92 AND LEGAL SUFFICIENCY:

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96 \_\_\_\_\_  
STEPHEN J. HELFMAN

97 TOWN ATTORNEY



# TOWN OF GOLDEN BEACH

100 Ocean Boulevard  
Golden Beach, FL 33160

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## MEMORANDUM

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**Date:** March 17, 2026

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

**From:** Lissette Perez,   
Town Clerk

**Subject:** Town Council Minutes

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Item Numbers:

2

### **Recommendation:**

It is recommended that the Town Council adopt the Official Minutes of the February 17, 2026 Regular Town Council Meeting.





## TOWN OF GOLDEN BEACH

100 Ocean Boulevard  
Golden Beach, FL 33160

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Official Minutes for the February 17, 2026  
Regular Town Council Meeting called for 6:00 P.M.

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**Zoom Room Meeting ID: 817 1509 1591 Password: 206565**

**For Dial In Only: Call 305.224.1968 Meeting ID: 817 1509 1591**

THE PUBLIC MAY PARTICIPATE AT GOOD AND WELFARE; PLEASE HOLD ALL QUESTIONS AND COMMENTS UNTIL THEN! THE PUBLIC IS ENCOURAGED TO SUBMIT ALL COMMENTS VIA EMAIL TO [LPEREZ@GOLDENBEACH.US](mailto:LPEREZ@GOLDENBEACH.US) BY 2:00 P.M. TUESDAY, FEBRUARY 17, 2026.

### A. MEETING CALLED TO ORDER

**Mayor Singer** called the meeting to order at 6:04 PM

### B. ROLL CALL

**Councilmembers Present:** Mayor Glenn Singer, Vice Mayor Judy Lusskin, Councilmember Bernard Einstein, Councilmember Jessie Mendal

**Councilmembers Absent:** Councilmember Kenneth Bernstein

**Staff Present:** Town Manager Alexander Diaz, Town Attorney Steve Helfman, Assistant Town Manager Linda Epperson, Town Clerk Lissette Perez, Captain Leila Perez, Special Projects Director Lissett Rovira, Resident Services Director Michael Glidden, HR Generalist and Assistant to the Town Clerk Elena Cheung, Administrative Office Coordinator Amber Schwabenbauer, Administrative Assistant Eric Garcia

### C. PLEDGE OF ALLEGIANCE

**Captain Leila Perez** led the Pledge of Allegiance.

### D. PRESENTATIONS/TOWN PROCLAMATIONS

PRESENTATION BY COMMISSIONER MICKEY STEINBERG

**Commissioner Mickey Steinberg-** Presented the Town with a \$25,000.00 check for the Reimagined Tweddle Park project on behalf of her district.

**Mayor Singer-** Mickey is our Dade County Commissioner and has always done a phenomenal job looking after Golden Beach. She has always come through for us, and we could not ask for a better representative than her.

**Town Manager:** In my 19 years as your manager, this is the first time that an elected official, either from the state or the county, asked if there was anything they could help us with. That did not happen with the previous County Commissioner, and it has not happened even before that. We greatly appreciate you thinking of us and reaching out to see if we needed anything.

**Town Attorney:** Mickey has qualified again for her office.

END OF WATCH RECOGNITION FOR RETIRED GOLDEN BEACH POLICE K-9 TYSON

**Mayor Singer-** Presented Lieutenant Julio Soca with a plaque commemorating the retirement of K-9 Tyson.

**Town Manager:** We are continuing the K-9 program. We have K-9 Lyra who is a bomb sniffing dog, and K-9 Judo who is a drug apprehension dog.

#### **E. MOTION TO SET THE AGENDA**

ADDITIONS/ DELETIONS/ REMOVAL OF ITEMS FROM CONSENT AGENDA/ AND CHANGES TO AGENDA

**Town Manager:** We updated the face sheet of the agenda to remove one presentation. That is the only change to the agenda, and it was posted on the website.

**Mayor Singer** called for a vote.

**Consensus vote** 4 Ayes, 0 Nays. Item added.

#### **F. GOOD AND WELFARE**

#### **G. MAYOR'S REPORT**

**Mayor Singer:** Towel service started at the beach this weekend and it was a big success. I think it is a huge amenity for the residents of Golden Beach. I know myself and fellow Councilmembers have heard great praise about it. It is another amenity for residents that sets us apart from any other community. I want to thank Commissioner Mickey Steinberg for her donation to Golden Beach. That will go a long way for our new park. Officer Soca, again, I am sorry for your loss. We really loved Tyson, he was a great dog.

The Wellness Center is making tremendous progress. Our goal is to have it ready by the end of the year. I want to thank the Wellness Center Committee for their meeting. They have some excellent suggestions and recommendations. I'd like to point out that the Wellness Committee makes suggestions and recommendations to the Town Council. The Town Council will then look at and review those recommendations and

then make a final decision on everything. We really appreciate all the hard work and time that is being put into the committees. It gives us great guidance and a great map for what the residents need for the Wellness Center.

Lastly, Councilmember Einstein, Councilmember Bernstein, the Town Manager and I went up to Tallahassee last Monday through Wednesday for Miami-Dade Days. We had a very successful trip. We had several meetings with representatives and are asking for \$900,000.00 for a pump project for our water issues. I think we have a good shot at getting them. We have a long road ahead, but we made tremendous progress in Tallahassee. Thanked Councilmembers Bernstein, Einstein and the Town Manager and David Caserta for doing a phenomenal job.

## **H. COUNCIL COMMENTS**

**Vice Mayor Lusskin:** I have noticed a lot of people parking on sidewalks, some restricting access to the street. Personally, I feel that doesn't even deserve a warning that it deserves a ticket right away. I have gotten a couple of emails from Radar Sign (RRS). We may want to look into that for help with the front gate with the right and left turns.

Lastly, the Golden Beach Youth Leadership Group has an event coming up. One of our members, Alex Armand Blumberg, is an avid reader and will be hosting a Zoom book club featuring the book *And Then There Were None* by Agatha Christie. We advertised it in the newsletter and will be sending out a flyer about it as well. We hope to have a nice turnout.

**Councilmember Mendal:** No Comment.

**Councilmember Einstein:** Regarding Tallahassee, I cannot explain enough to the people of this Town the impact that the Town Manager and the Mayor have. The respect and the command of the information that the Town Manager had for each one of the elements, and his ability to answer all the questions that came up along with the Mayor is unmatched. It was great seeing how much the representatives and legislators appreciated us physically being there and showing interest. It is a means by which we are able, as a non-commercial community, to access monies. \$900,000 to a Town like us is a lot of money, and hopefully it won't meet the Governor's veto down the road and get through recession. It was very productive, and I want to thank the Mayor, Town Manager, and David Caserta who kept everything organized.

## **I. TOWN MANAGER REPORT**

**Town Manager:** Regarding the issue of parking, at no time should there ever be a car parked on any sidewalk. I will direct the police staff, who are present and who are watching, no warning will be issued and that they are to tow the vehicle if they cannot find the owner.

Last night we had an incident in Town, so I want to touch on what is going on here in South Florida and in general. As you know, mental health is an ever-growing issue. Last night, in the 500 block of Ocean Boulevard, a naked person with a mental health and trespassing history was walking through our Town. After one of our officers saw it, and gave chase, our cameras were able to track that person. We looked for him for 4 hours and finally this morning at 7 a.m. he was apprehended and transported to be processed. By the way, when we clear properties, we do draw our guns to make sure that we are safe and to keep you safe in case the person that we are looking for has a dangerous item on them. I am bringing this up because we are seeing more vagrants walk through Town. They have the right to walk through the community as our sidewalks are public and our beach is legally allowed to be traversed. The good news is that our cameras are working, and our officers are being extra vigilant. Please be mindful of that. Residents, when you see our police conducting police activities, try to stay out of their way and stay indoors until the activity is cleared.

Dade Days was extremely successful. For us, as a city, to have been able to receive over \$50 million in free funds over the last 19 years is remarkable. We were welcomed into the Chairperson of Appropriations in the House, and the Chairperson of Appropriations in the Senate without having to wait. They both assured us that we would get something in the budget. I was surprised we had \$450,000.00 in the House and \$900,000.00 in the Senate. When they conference, and all is said and done, it will be either all of it or somewhere in between. We hope the Governor does not veto it.

We did not have the Valentine's Day event this year. We are trying to get away from events that do not work. Every year since I became your manager, we try to leave something sweet at your door to let you know how much we appreciate you as a resident.

On Monday we will be hosting the Golden Knights, who will be doing 5 practice jumps here in Golden Beach, at noon if you wish to have your pictures taken with them and join us for our Black History Luncheon.

This Thursday at 6 p.m. and via Zoom the police will be hosting a Crime Prevention Meeting here in the Town's chambers. The Chief of Police will be leading the discussion to bring everyone up to speed on what is going on.

As the Mayor mentioned, towel service started this past weekend for our residents. Our residents need to understand that we will not tolerate certain things. Our staff should not be threatened or harassed. If you are going to take advantage of the towel service, you are responsible for bringing them back. Your soiled towels are not something that our staff is going to deal with. You also must sign out your towels. If you do not want to leave collateral, and you don't want to sign for them, you won't be provided towels. We had great success this past weekend with it, we are extremely excited about this new program, and we hope you enjoy it.

## **J. TOWN ATTORNEY REPORT**

None.

## K. ORDINANCES - FIRST READING

None.

## L. ORDINANCES – SECOND READING

### 1. An Ordinance of the Town Council of the Town of Golden Beach Amending the Town's Code or Ordinances, Chapter 66 "Zoning", to Clarify the Construction of Perimeter Retaining Walls.

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF GOLDEN BEACH, FLORIDA, AMENDING THE TOWN'S CODE OF ORDINANCES BY REVISING ARTICLE I "IN GENERAL", SECTION 66-6, "GENERAL CONSTRUCTION REQUIREMENTS", WITHIN CHAPTER 66 "ZONING", TO CLARIFY THE CONSTRUCTION OF PERIMETER RETAINING WALLS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

**Exhibit:** Agenda Report No. 1  
Ordinance No. 613.25

**Sponsor:** Town Administration

**Recommendation:** Motion to Approve Ordinance No. 613.25

The Motion to adopt the foregoing Ordinance 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 Jessie Mendal     | <u>Aye</u>    |
| Councilmember Bernard Einstein  | <u>Aye</u>    |
| Councilmember Kenneth Bernstein | <u>Absent</u> |

**Town Manager:** This implements an administrative order that I issued going on 12 years now. It requires the installation of retaining walls on homes that are being redeveloped prior to the house going vertical.

## M. QUASI JUDICIAL RESOLUTIONS

None.

## **N. MAJOR PROJECTS UPDATE**

**Wellness Center-** There is a cone of silence currently out as we are out to bid for the gym equipment for the Wellness Center. The RFP is out and bids are due back on March 3, 2026. There will be a Wellness Center Advisory Committee meeting on March 12 to review those proposals. We have a project completion date of December, and we are well ahead of that. Tonight, in your packet is a discussion item for furniture for the inside of the facility.

**Re-Imagined Tweddle Park-** We are currently under a cone of silence for the Reimagined Tweddle Park youth lot equipment. The RFP that you approved asked for playground manufacturers to design purchase, install, turnkey, site furniture, and shade furniture. Once those proposals come in on March 3<sup>rd</sup>, there will be a presentation to an advisory committee, and those will come before you for your consideration. The Reimagined Tweddle Park includes the padel court and basketball court. John Bell, who has the civil contract for that site, is getting proposals for those two amenities. That was part of the \$850,00.00 in free money from the state and that is all considered site work. Most of it we are trying to get covered under the grant. John Bell is responsible for getting us 3-4 proposals. Their lowest we give to John Bell.

**Other Projects-** We are still moving forward with the guardhouse planning. I have asked the Council to give me a little more time so we can focus on the Wellness Center before we look further into the guardhouse. You will see some improvements throughout the Town, we did some curb and gutter work and just signed a contract with Southeast. We are very pleased with the job John Bell is doing.

## **O. CONSENT AGENDA**

- 2. Official Minutes of the January 20, 2026 Regular Town Council Meeting**
- 3. A Resolution of the Town Council Authorizing the Payment of \$10,000.00 to the Women's Breast and Heart Initiative.**

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF GOLDEN BEACH, FLORIDA, AUTHORIZING AND APPROVING THE PAYMENT OF \$10,000.00 TO THE WOMEN'S BREAST AND HEART INITIATIVE FOR THE ANNUAL OPEN THE DOOR EVENT; PROVIDING FOR IMPLEMENTATION; AND PROVIDING AN EFFECTIVE DATE.

**Exhibit:** Agenda Report No. 3  
Resolution No. 3053.26

**Sponsor:** Town Administration

**Recommendation:** Motion to Approve Resolution No. 3053.26

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 Bernard Einstein  | <u>Aye</u>    |
| Councilmember Jessie Mendal     | <u>Aye</u>    |
| Councilmember Kenneth Bernstein | <u>Absent</u> |

**4. A Resolution of the Town Council Approving the Proposal from Sofli Windows, Doors & Roofing for the Replacement of the Roof at the Police Station Annex and Public Works Facility.**

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF GOLDEN BEACH, FLORIDA APPROVING A PROPOSAL FROM SOFLI WINDOWS, DOORS AND ROOFING 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.

**Exhibit:** Agenda Report No. 4  
Resolution No. 3054.26

**Sponsor:** Town Administration

**Recommendation:** Motion to Approve Resolution No. 3054.26

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>    |

**5. A Resolution of the Town Council Approving Consent Agreements for the Properties Located at 255 and 495 Ocean Boulevard.**

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF GOLDEN BEACH, FLORIDA, APPROVING CONSENT AGREEMENTS FOR THE PROPERTIES LOCATED AT 255 AND 495 OCEAN BOULEVARD, GOLDEN BEACH, FLORIDA; PROVIDING FOR IMPLEMENTATION AND PROVIDING FOR AN EFFECTIVE DATE.

**Exhibit:** Agenda Report No. 5  
Resolution No. 3055.26

**Sponsor:** Town Administration

**Recommendation:** Motion to Approve Resolution No. 3055.26

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 Jessie Mendal     | <u>Aye</u>    |
| Councilmember Bernard Einstein  | <u>Aye</u>    |
| Councilmember Kenneth Bernstein | <u>Absent</u> |

**6. A Resolution of the Town Council Authorizing the Mayor and Town Manager to Enter into Consent Agreements for Zoning and Building Violations for Various Properties on Ocean Boulevard.**

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF GOLDEN BEACH, FLORIDA, AUTHORIZING THE TOWN MAYOR AND TOWN MANAGER TO NEGOTATE AND ENTER INTO CONSENT AGREEMENTS FOR POTENTIAL ZONING AND BUILDING VIOLATIONS FOR VARIOUS PROPERTIES ALONG OCEAN BOULEVARD; PROVIDING FOR AUTHORIZATION, IMPLEMENTATION AND PROVIDING FOR AN EFFECTIVE DATE.

**Exhibit:** Agenda Report No. 6  
Resolution No. 3056.26

**Sponsor:** Town Administration

**Recommendation:** Motion to Approve Resolution No. 3056.26



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

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

**Consensus vote** 4 Ayes, 0 Nays. Items 2 through 6 pass.

## **P. TOWN RESOLUTIONS**

### **7. A Resolution of the Town Council Approving the Proposal from Eric Dempsey, Inc. for the Furniture and Interior Design Plan for the Wellness Center.**

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF GOLDEN BEACH, FLORIDA, APPROVING THE PROPOSAL FROM ERIC DEMPSEY, INC. FOR THE FURNITURE AND INTERIOR DESIGN PLAN FOR THE WELLNESS CENTER; PROVIDING FOR WAIVER OF COMPETITIVE BIDDING PROCEDURES; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR AUTHORIZATION; AND PROVIDING FOR AN EFFECTIVE DATE.

**Exhibit:** Agenda Report No. 7  
Resolution No. 3057.26

**Sponsor:** Town Administration

**Recommendation:** Motion to Approve Resolution No. 3057.26

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

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

**Town Manager:** We went out and got proposals from three different interior design companies to give us design proposals for the work inside the first floor of the Wellness

Center. Eric Dempsey, who designed the building, had in his renderings a slew of offerings for furniture. After reviewing the three proposals, quality of the furniture, and the price the Mayor and I found it appropriate to bring forward to you a recommendation without going through advisory committees or even the Council. The idea is if you like this selection, color pallet, and price then we could live with it. I want to thank Councilman Einstein who shopped around for some prices today. There are prices for similar furniture that can possibly yield us some savings. I would like the Council to approve this item with the design, furniture shape, quantities, color palette, and the budget it has. Then I can work with a separate vendor to find a very similar style that would yield us additional savings and that would be great for us. I will not allow outdoor furniture to be indoor furniture for savings. I won't jeopardize the integrity of what the furniture design is. If you would like to go that route, I could articulate what the motion would be.

**Mayor Singer:** Going back to Eric Dempsey, he had two sofas ranging from \$20k-\$30k. We don't need to take the highest price for everything. I agree with your recommendations and appreciate Councilman Einstein taking the time to go through everything.

**Town Manager:** So, you are allowing me to articulate the motion?

**Mayor Singer:** I'm fine with that. Asked all Council if they were fine with it and everyone agreed.

**Councilmember Einstein:** Shared his concerns regarding the budget, warranties on the furniture, and how long the items will last. I think the design space and the location of items gives you a starting point for what type of elements you need. Does this mean that we are taking Eric Dempsey temporarily out of the component of it?

**Town Manager:** The motion that I ask the Council to approve, is to let the Mayor and I work with various vendors for a selection of furniture, that fits in the setting, similar to those being proposed this evening in an amount not to exceed the total budgeted amount for that item. We can go back to Eric Dempsey and let him know that we don't want to spend that much on couches and have him refine it.

**Mayor Singer:** Called for a vote for the proposal with the amendment for item number P7.

**Consensus vote 4 Ayes, 0 Nays. Proposal amendment for item number P7 passes.**

## **8. A Resolution of the Town Council Assigning Each Councilmember the Duty to Inquire Into An Area of Governmental Responsibility.**

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN  
OF GOLDEN BEACH, FLORIDA ASSIGNING EACH  
COUNCILMEMBER THE DUTY TO INQUIRE INTO THE

OPERATION OF A PARTICULAR AREA OF GOVERNMENTAL RESPONSIBILITY; PROVIDING FOR CONFLICT; PROVIDING FOR IMPLEMENTATION; AND PROVIDING AN EFFECTIVE DATE.

**Exhibit:** Agenda Report No. 8  
Resolution No. 3058.26

**Sponsor:** Town Administration

**Recommendation:** Motion to Approve Resolution No. 3058.26

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

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

The following assignments shall remain in effect for a period of six months, from March 2026 to August 2026:

|                         |                              |
|-------------------------|------------------------------|
| Mayor Singer            | <u>Fiscal Health</u>         |
| Vice Mayor Mendal       | <u>Town Manager</u>          |
| Councilmember Luskin    | <u>Public Safety</u>         |
| Councilmember Bernstein | <u>Community Engagement</u>  |
| Councilmember Einstein  | <u>Operations Management</u> |

The following assignments are hereby approved and shall remain in effect for a period of six months, from September 2026 to February 2027:

|                         |                              |
|-------------------------|------------------------------|
| Mayor Singer            | <u>Operations Management</u> |
| Vice Mayor Mendal       | <u>Fiscal Health</u>         |
| Councilmember Luskin    | <u>Town Manager</u>          |
| Councilmember Bernstein | <u>Public Safety</u>         |
| Councilmember Einstein  | <u>Community Engagement</u>  |

**Town Manager:** For the second 6 months it will rotate downwards.

## **Q. DISCUSSION & DIRECTION TO TOWN MANAGER**

Mayor Glenn Singer:  
None Requested

Vice Mayor Judy Lusskin:  
None Requested

Councilmember Kenneth Bernstein:  
None Requested

Councilmember Bernard Einstein:  
None Requested

Councilmember Jessie Mendal:  
None Requested

Town Manager Alexander Diaz  
None Requested

**Town Manager:** Stated that for item O6 he will let Council know in his report at each upcoming meeting which properties they have exercised contracts with. Advised the Council not to attend the presentations for the bids. We will bring those presentations to you.

Your next council meeting will be on March 17, 2026, at 6 p.m.

#### **R. ADJOURNMENT:**

---

A motion to adjourn the Council Meeting was made by Mayor Singer, seconded by Vice Mayor Lusskin.

Consensus vote 4 Ayes 0 Nays. Motion passes.

The meeting adjourned at 6:48 PM

Respectfully submitted,

*Lissette Perez*  
Lissette Perez  
Town Clerk



# TOWN OF GOLDEN BEACH

100 Ocean Boulevard  
Golden Beach, FL 33160

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## MEMORANDUM

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**Date:** March 17, 2026

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

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

**Subject:** Resolution No. 3059.26- Recommended Surplus of Four  
Chevrolet Tahoes and One International Command Post from  
the Town's Police Fleet

Item Number:

3

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### **Recommendation:**

It is recommended that the Town Council adopt the attached Resolution No. 3059.26 as presented.

### **Background:**

I recommend that the Town surplus the following vehicles:

- |                                                 |                        |
|-------------------------------------------------|------------------------|
| • Vehicle #217, 2021 Chevrolet Tahoe            | Vin# 1GNLC2E01BR182466 |
| • Vehicle #217, 2021 Chevrolet Tahoe            | Vin# 1GNLC2E05BR226064 |
| • Vehicle #217, 2021 Chevrolet Tahoe            | Vin# 1GNLC2E00BR226084 |
| • Vehicle #217, 2021 Chevrolet Tahoe            | Vin# 1GNLC2E06BR227482 |
| • Vehicle #230, 1993 International Command Post | Vin# 1HTSLPHM4PH503383 |

The Golden Beach Police Department used these vehicles for many different functions throughout the years. These vehicles above are currently not safe for operation and/or inoperable. It is recommended that all items be surplus from the Town's fleet due to overall deteriorating mechanical conditions.

### **Fiscal Impact:**

The value of the vehicles is uncertain due to the age and conditions. Whatever proceeds are obtained from the sale of the items will be returned to the Law Enforcement Trust Fund (LETF).

The Staff requests authorization to auction the above-mentioned vehicles and return the proceeds to the Town's LETF Fund.

**TOWN OF GOLDEN BEACH, FLORIDA**

**RESOLUTION NO. 3059.26**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF GOLDEN BEACH, FLORIDA, AUTHORIZING THE SALE OF FOUR CHEVROLET TAHOES AND ONE INTERNATIONAL COMMAND POST FROM THE TOWN'S VEHICLES FLEET; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, under Florida State Statutes, the Town's Ordinances under Sec. 2-306 and 2-308, provide for the Town to sell or donate surplus property, and;

**WHEREAS**, Town Police Chief, Rudy Herbello has evaluated the following Four 2011 Chevrolet Tahoe's VIN#1GNLC2E01BR182466, VIN#1GNLC2E05BR226064, VIN#1GNLC2E00BR226084, VIN#1GNLC2E06BR227482 and One 1993 International Command Post VIN#1HTSLPHM4PH503383; and

**WHEREAS**, the Police Chief has determined the Vehicles are no longer cost effective for the Town to maintain and operate and are surplus to the needs of the Town; and

**WHEREAS**, the Police Chief reported his determination to Town Manager Alexander Diaz; and

**WHEREAS**, Town Manager Alexander Diaz has reviewed his determination regarding the Vehicles and concurs with his assessment and;

**WHEREAS**, the Town Council finds that the surplus of these Vehicles is in the best interest 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.** That each of the above-stated recitals is hereby adopted and confirmed.

**Section 2. Authorization to Surplus.** The Vehicles are hereby declared surplus to the Town's needs in accordance with Section 2-308 of the town's Code of Ordinances, is hereby authorized and approved.

**Section 3. Implementation.** That the Mayor and Town Manager are authorized to take any and all action which is necessary to implement this Resolution.

**Section 4. Effective Date.** That this Resolution shall be effective immediately upon adoption.

Sponsored by the **Administration.**

The Motion to adopt the foregoing Resolution was offered by \_\_\_\_\_, seconded by \_\_\_\_\_ and on roll call the following vote ensued:

|                                 |       |
|---------------------------------|-------|
| Mayor Glenn Singer              | _____ |
| Vice Mayor Jessie Mendal        | _____ |
| Councilmember Bernard Einstein  | _____ |
| Councilmember Judy Lusskin      | _____ |
| Councilmember Kenneth Bernstein | _____ |

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

ATTEST:

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

\_\_\_\_\_  
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:** March 17, 2026

Item Number:

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

4

**From:** Alexander Diaz,  
Town Manager

**Subject:** Resolution No. 3060.26 – Authorizing the Purchase of Vehicles and  
Emergency Equipment for the Vehicles

---

### **Recommendation:**

It is recommended that the Town Council adopt the attached Resolution No. 3060.26 as presented.

### **Background:**

Over the past several years, the Town has worked toward maintaining a reliable and standardized municipal fleet, particularly within the Police Department. As vehicles age and personnel assignments change, it is necessary to periodically acquire new vehicles to ensure that Town staff have properly equipped, safe, and operational vehicles to perform their duties.

In addition, maintaining consistency within the fleet allows the Town to standardize vehicle platforms, equipment installation, maintenance procedures, and parts inventory, which reduces long-term operational costs and improves efficiency for the Police Department.

Staff is therefore recommending the purchase of five vehicles to support the Police Department, Town administration, and emergency response operations.

### **Proposed Vehicle Purchases:**

#### **K-9 Patrol Vehicle**

The Police Department has recently added a K-9 officer and canine partner to the department. To support the K-9 program, staff recommends the purchase of a properly configured police vehicle designed for K-9 transport, including specialized equipment and safety features necessary to safely transport the police canine.

#### **Marine Patrol Pickup Truck**



The Town recently hired an additional Marine Patrol Officer to support the Town's expanding marine patrol operations. With two marine patrol officers and two marine patrol vessels now in service, the department requires an additional pickup truck capable of supporting marine patrol duties, including towing and transporting marine equipment.

#### Administrative Vehicle

Staff is recommending the purchase of one administrative vehicle assigned to the Town's legislative department.

This vehicle will be used for official Town functions including:

- Official governmental functions
- Council escorts
- Dignitary transportation

#### Police Lieutenant Pickup Truck

The Town recently promoted a Police Lieutenant, who requires a properly equipped vehicle to perform supervisory and operational responsibilities within the Police Department.

Staff is recommending the purchase of a pickup truck for the Police Lieutenant, which is consistent with the Police Department's current fleet configuration for command staff and marine patrol personnel.

The purchase of these two pickup trucks will bring the Town's Police Department fleet to five police pickup trucks, assigned to the department's sergeants, lieutenant, and marine patrol officers.

#### Emergency Command Post Vehicle

The Town currently utilizes an emergency response ambulance that was donated by the City of Sweetwater more than 15 years ago as its mobile command unit.

Due to the age and condition of this vehicle, staff recommends replacing it with a Ford Transit emergency response command vehicle.

The new vehicle will serve as a mobile command post for emergency management operations, including responses to:

- Town Events
- Natural disasters
- Major incidents within the Town

The command vehicle will also be retrofitted to include two sleeping areas, allowing Town personnel to remain deployed during extended emergency operations.

In addition to serving the Town, the command post will allow Golden Beach to continue assisting neighboring municipalities during regional emergencies, as the Town has done in recent years when other cities have experienced disaster-related events.

Staff recommends that the Mayor and Town Council authorize the Town Manager to proceed with the purchase of five vehicles to support the Police Department, Town administration, and emergency response operations, with reimbursement from Law Enforcement Trust Fund (LETf) dollars where eligible.

Approval of this item will ensure that the Town maintains a reliable fleet, supports public safety operations, and enhances the Town's emergency preparedness capabilities.

**Financial Impact:**

An amount not to exceed \$381,188.03 for the purchase and installation of all vehicles inclusive of all associated equipment from both the General Fund and Law Enforcement Trust Fund.

**TOWN OF GOLDEN BEACH, FLORIDA**

**RESOLUTION NO. 3060.26**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF GOLDEN BEACH, FLORIDA, AUTHORIZING THE PURCHASE VEHICLES AND EMERGENCY EQUIPMENT FOR THE VEHICLES; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Town desires to purchase one Chevrolet Tahoe Police Package vehicle assigned to K-9 Patrol, One Police Package Chevrolet Silverado assigned to Marine Patrol, One Chevrolet RST Tahoe Administrative Package Assigned to for Legislative Department, One Chevrolet Silverado Administrative Package assigned to the Lieutenant and One Ford Transit Command Post Vehicle for the Golden Beach Police Department in order to continue providing essential services to the residents of Golden Beach; and

**WHEREAS**, the estimated cost for the vehicles are; the Chevrolet Tahoe Police is \$57,497.68, with additional K-9 equipment costs not to exceed \$20,000.00; One Chevrolet Silverado PPV is \$50,308.05 with additional Marine Patrol equipment costs not to exceed \$17,000.00; Chevrolet Tahoe Admin is \$68,845.75, with additional equipment costs not to exceed \$10,000.00; Chevrolet Silverado Administrative is \$56,027.55, with additional equipment costs not to exceed \$10,000.00; and the cost for a Ford Transit Command Post Vehicle is \$61,509.00, with equipment costs not to exceed \$30,000.00; and the total (estimated) cost for the purchase and installation of all vehicles and associated equipment is \$381,188.03; and

**WHEREAS**, the Town Council desires to utilize both General Funds and Law Enforcement Trust Fund (LETf) to pay for the vehicles; and

**WHEREAS**, the Golden Beach Police Department has recommended that the \$381,188.03 cost be taken from the Town's both General Fund and LETf; and

**WHEREAS**, the Town Council finds that it is in the best interest of the Town to proceed as indicated in this Resolution.

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

**Section 1. Recitals Adopted.** That each of the above-stated recitals is hereby adopted and confirmed.

**Section 2. Authorization of Approval.** The approval and execution of the purchase agreement for the vehicles as described and outlined in the Agenda Item Report attached and incorporated herein, is hereby authorized and approved.

**Section 3. Implementation.** That the Mayor and Town Manager are authorized to take any and all action which is necessary to implement this Resolution. **Section 4. Effective Date.** That this Resolution shall be effective immediately upon adoption.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

The Motion to adopt the foregoing Resolution was offered by \_\_\_\_\_,  
seconded by \_\_\_\_\_ and on roll call the following vote ensued:

|                                 |       |
|---------------------------------|-------|
| Mayor Glenn Singer              | _____ |
| Vice Mayor Jessie Mendal        | _____ |
| Councilmember Bernard Einstein  | _____ |
| Councilmember Kenneth Bernstein | _____ |
| Councilmember Judy Lusskin      | _____ |

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

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

ATTEST:

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

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

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

## AFFIDAVIT

**STATE OF FLORIDA:**

**: SS**

**COUNTY OF MIAMI-DADE:**

Before me, this day personally appeared Rodolfo Herbello who deposes and says that:

*“I, Rodolfo Herbello, Chief of Police, Town of Golden Beach, do hereby certify that:*

- 1 This request for expenditures specifically is authorized by law and will be used for an appropriate law enforcement purpose:
  - a. this request of funds, not exceeding \$381,188.03, is for the purchase and installation of all vehicles inclusive of all associated equipment from both the General Fund and Law Enforcement Trust Fund complies with the provisions of Florida State Statute 932.7055, known as the Law Enforcement Trust Fund (LETf), as amended or,*
  - b. it complies with the requirements of the Federal Asset Forfeiture Statutes under the U.S. Department of Justice publication titled “Guide to Equitable Sharing for State and Local Law Enforcement Agencies” which specifically provides that the equitably shared forfeited asset funds resulting from the participation of a local agency in investigations with Federal law enforcement agencies may be utilized by the participating local agency to acquire law enforcement equipment or certain resources for use by law enforcement personnel that supports law enforcement activities.**
- 2. The Town’s Law Enforcement Trust Fund is not being used as a normal source of revenue for the Town’s Police Department; and*
- 3. The Town’s Law Enforcement Trust Fund was not considered in the adoption and approval of the Police Department budget.*

Rodolfo Herbello  
Chief of Police  
Golden Beach Police Department

Subscribed and sworn to before me this 17<sup>th</sup> day of March, 2026 by  
Rodolfo Herbello who is personally known to me.

**NOTARY PUBLIC  
STATE OF FLORIDA  
AT LARGE**



## TOWN OF GOLDEN BEACH

100 Ocean Boulevard  
Golden Beach, FL 33160

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### MEMORANDUM

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**To: Alexander Diaz**  
**Town Manager**

**March 13, 2026**

**From: Rudy Herbello**  
**Chief of Police**

Ref: Recommendation for approving the purchase of the following vehicles, utilizing either General Funds and/or LETF fund: one Chevrolet Tahoe Police Package vehicle for K-9 Patrol, one Chevrolet Silverado Police Package vehicle, one Chevrolet Tahoe Administrative Package vehicle, one Chevrolet Silverado vehicle for the Police Lieutenant, and one Ford Transit Command Post vehicle

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Town Manager the purpose of this memorandum is to recommend that the Town Council adopt the attached Resolution No. 3060.26 as presented.

#### **Background and History:**

The Town of Golden Beach Police Department is requesting approval to purchase the following vehicles: one Chevrolet Tahoe Police Package vehicle for K-9 Patrol, one Chevrolet Silverado Police Package vehicle, one Chevrolet Tahoe Administrative Package vehicle, one Chevrolet Silverado vehicle for the Police Lieutenant, and one Ford Transit Command Post vehicle. All vehicles will be equipped with the necessary emergency and operational equipment.

These vehicles will play a critical role in supporting the operational needs of the Police Department, enhancing patrol capabilities, administrative functions, and emergency response operations.

The Chief of Police respectfully requests approval from the Town of Golden Beach Council to proceed with the purchase of the vehicles.

#### **Financial Impact:**

- Chevrolet Tahoe Police Pursuit Vehicle (PPV): \$57,497.68, with additional K-9 equipment costs not to exceed \$20,000.00, funded through the General Fund.

MEMO from the Police Chief

RE: Vehicle Purchases

- Chevrolet Silverado Police Pursuit Vehicle (PPV): \$50,308.05, with additional equipment costs not to exceed \$17,000.00, funded through the Law Enforcement Trust Fund (LETf).
- Chevrolet Tahoe Administrative Vehicle: \$64,845.75, with additional equipment costs not to exceed \$10,000.00, funded through the General Fund.
- Chevrolet Silverado Police Lieutenant Vehicle: \$56,027.55, with additional equipment costs not to exceed \$10,000.00, funded through the Law Enforcement Trust Fund (LETf).
- Ford Transit Command Post Vehicle: \$61,509.00, with equipment costs not to exceed \$30,000.00, funded through the Law Enforcement Trust Fund (LETf).

The total estimated cost for the purchase and installation of all vehicles and associated equipment is \$381,188.03.



**Stingray**CHEVROLET2002 N. Frontage Rd  
Plant City, FL 33563

Page(s) : 1/1

**VEHICLE QUOTE****Florida Sheriffs' Assn Bid FSA25-VEL33.0**Attention: Capt. Yovany Diaz  
Agency: Golden Beach Police  
Phone #: 305-935-0940  
Fax #: 305-932-2045Date : 3/6/26[Ydiaz@goldenbeach.us](mailto:Ydiaz@goldenbeach.us)Item: 244Southern Region

| Option Code          | Description                                                                                                                                            |          |                |
|----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|----------|----------------|
| CK10543 9C1          | 2026 Chevy Silverado 4wd PPV                                                                                                                           | \$       | 48,800.00 base |
|                      | <i>please refer to attached GM Orderworkbench &amp; window label for a complete list of equipment</i>                                                  |          |                |
| 9C1                  | Police package Identifier                                                                                                                              |          | INCLD          |
| 7X3                  | LH door pillar LED spot light                                                                                                                          |          | INCLD          |
| A2X                  | 10-way power adjustable driver seat                                                                                                                    |          | INCLD          |
| 5H1                  | Two additional key blades/fobs                                                                                                                         |          | INCLD          |
| 5T5                  | Front cloth, Rear vinyl seats                                                                                                                          |          | INCLD          |
| 5Y1                  | Driver & Passenger front seats; no center console                                                                                                      |          | NC             |
| BCV                  | Auto door lock disable ( can be activated thru radio controls)                                                                                         | \$75.00  | \$ 74.25       |
| CGN                  | Sprayliner cargo bed heavy duty                                                                                                                        | \$545.00 | \$ 539.55      |
| PCV                  | WT Convenience pkg.: (AK0) deep tinted rear windows+ (C49) rear window defogger+ (DLF) power mirrors                                                   |          | INCLD          |
| QT5                  | EZ lift manual tail gate                                                                                                                               |          | INCLD          |
| Z71                  | Z71 Off-Road pkg.: (JHD) hill descent control+ (NZZ) skid plates+ (K47) heavy duty air filter+ (G80) locking differential+ (NQH) 2-speed transfer case |          | INCLD          |
| Z82                  | Trailer package w/ (CTT) hitch guidance camera                                                                                                         |          | INCLD          |
| VQ0                  | Crew cab assist side steps                                                                                                                             | \$575.00 | \$ 569.25      |
| VK3                  | Front license plate bracket                                                                                                                            |          | NC             |
| TINT                 | Tint front windows & windshield strip                                                                                                                  |          | \$ 290.00      |
| TTAG                 | Temp tag                                                                                                                                               |          | \$ 35.00       |
| GBA                  | Black exterior                                                                                                                                         |          | NC             |
| H1T                  | Jet Black interior                                                                                                                                     |          | NC             |
| Options Total:       |                                                                                                                                                        | \$       | 1,508.05       |
| Sub-Total Unit Cost: |                                                                                                                                                        | \$       | 50,308.05      |

Comments: Please review attached GM build sheets for factory standard and optional equipment for matching specThis spec matches the last 2 Black Silverado PPV with black bumpers recently delivered

Quoted By "Magic" Peter Popiel

Phone #: (407)221-7600

Office #: (813)359-5016

E-mail:

please submit Purchase Orders to: [PO@STINGRAYCHEVROLET.COM](mailto:PO@STINGRAYCHEVROLET.COM)[MAGICPETERFLEET@GMAIL.COM](mailto:MAGICPETERFLEET@GMAIL.COM)

MAGICPETERFLEET@GMAIL.COM



## Vehicle Locator

### Detail Report for Customer

STINGRAY CHEVROLET  
2002 NORTH FRONTAGE RD, PLANT CITY, FL, 33563  
813-359-5000

Customer/Company:

Sales Consultant:

Address:

| Vehicle #1: 2026 Chevrolet 1500 Silverado | VIN/Order #       | MSRP        | Stock #  |
|-------------------------------------------|-------------------|-------------|----------|
|                                           | 2GCPADED6T1155109 | \$61,210.00 | T1155109 |
| <b>Additional Vehicle Information</b>     |                   |             |          |

Body Style: CC10543-Short Box, 2WD, Crew Cab

PEG: 1SP-RST Preferred Equipment Group

Primary Color: GBA-Black

Trim: H0U-1WT/1LT/1SP/2LT/1FL/1LS-Cloth, Jet Black, Interior Trim

Engine: L84-Engine: 5.3L, EcoTec3 V-8, DI, Dynamic Fuel Mgt, V V T

Transmission: MHS-10-Speed Automatic

Options: 1SP-RST Preferred Equipment Group  
1SZ-Option Package Discount  
4AA-Interior Trim, Jet Black  
6K5-SALES PACKAGE CONVENIENCE II  
A2X-Power Seat Adjuster (Driver's Side)  
A48-Window, Power Rear Sliding  
A50-Seats: Front, Bucket, Full Feature  
AKO-Glass, Deep Tinted  
AVJ-Keyless Open & Keyless Start  
AXG-WINDOW REG DRVR DR POWER OPERATED, EXPRESS UP/DOWN  
B1J-Liner, Rear Wheelhouse  
B30-Floor Covering: Carpet, Color Keyed  
BTV-Remote Engine Starting Pkg  
C49-Defogger, Rear Window, Electric  
C5H-GVW Rating 6900 Lbs  
CGN-Chevytec Spray-on Liner  
CJ2-Climate Control, Electronic - Multi-zone  
CWK-Dark Appearance Package LD, Custom Blackout Package HD  
D07-Center Floor Console, fixed  
DLF-Mirrors, O/S: Power, Heated  
DNS-Supplier Installed Equipment  
DP6-Mirrors, Outside, Body Color Cap  
E63-Durabed  
EF7-COUNTRY UNITED STATES OF AMERICA (USA)  
FE9-Federal Emissions  
G80-Auto Locking Differential, Rear  
GBA-Black  
GU5-Rear Axle: 3.23 Ratio  
H0U-1WT/1LT/1SP/2LT/1FL/1LS-Cloth, Jet Black, Interior Trim  
IOK-Chevrolet Infotainment, Enhanced connectivity 2.0  
J26-ENGINEERING YEAR 2026  
JL1-Integrated Trailer Brake Controller  
K34-Cruise Control  
K4C-Wireless Charging  
KA1-Heated Seats, Front  
KC4-Cooler, Engine Oil  
KC9-110 Volt Electrical Receptacle, In P/U Box  
KI3-Heated Steering Wheel  
KI4-120 Volt Electrical Receptacle, In Cab  
KNP-Transmission Cooling System  
KW7-Alternator, 170 AMP  
L84-Engine: 5.3L, EcoTec3 V-8, DI, Dynamic Fuel Mgt, V V T  
MAH-MARKETING AREA US, PUERTO RICO/USVI

MHS-10-Speed Automatic  
N10-Dual Exhaust System  
N37-Steering Column, Manual Tilt & Telescoping  
PCL-1LT/1SP/2LT Convenience 1 Package  
PCM-1LT/1SP/2LT Convenience 2 Package  
PDU-1LT/1SP All-Star Edition  
PED-Chevy Safety Assist  
PZ8-Hitch Guidance with Hitch View and Image Adjustment  
QAB-Tires: 275/60 R20 All Season, Blackwall  
QAQ-Tire, Spare: 255/80 R17 All Season, Blackwall  
QK1-Standard Tailgate  
QT5-Tailgate Function--EZ Lift, Power Lock & Release  
R7Q-Processing Option  
R9W-Mobile Service Plus Delete  
RD5-Wheels, 20" Black Painted Aluminum  
RIA-LPO - Interior Floor Liners  
SAF-Spare Tire Lock  
SLM-Sales Stock Orders  
T3U-LED Fog Lamps, Front  
TQ5-Headlamps, IntelliBeam  
U2K-SiriusXM Satellite Radio (subscription)  
UBC-2-USBs, First Row Charge/Data Ports  
UBI-2-USBs, Second Row Charge/Data Ports  
UE1-OnStar Communication System  
UE4-Following Distance Indicator  
UEU-Sensor, Forward Collision Alert  
UF2-Lighting, Cargo Box, LED  
UG1-Homelink Garage Door Opener  
UHX-Lane Keep Assist/Departure Warning  
UHY-Automatic Emergency Braking  
UK3-Radio Controls -Steering Wheel  
UKJ-Sensor, Front Pedestrian Braking  
UQA-Speaker System: Bose Premium Sound System  
UTJ-Theft Protection System, Unauthorized Entry  
V76-Recovery Hooks  
VOZ-LPO - Hard Folding Truck Bed Cover by RealTruck Advant  
VV4-4G LTE Wi-Fi Hotspot capable  
WNO-VIN MODEL YEAR 2026  
WPQ-1LT/1SP/2LT Bed Protection Package  
X88-Nameplate - Chevrolet  
YM8-LPO Processing Option  
Z60-Suspension Package  
Z82-Trailer Package

**Disclaimer:**

2002 N. Frontage Rd  
Plant City, FL 33563

Page(s) : 1/1

## VEHICLE QUOTE

**Florida Sheriffs' Assn Bid FSA25-VEL33.0**

Attention: Chief Yovany Diaz  
Agency: Golden Beach Police Assistant Chief  
Phone #: 305-935-0940  
Fax #: 305-932-2045

Date : 3/5/26

[Ydiaz@goldenbeach.us](mailto:Ydiaz@goldenbeach.us)

Item: 246

### Southern Region

[illegible]

**Comments** *please refer to attached GM Window Label for a complete list of factory equipment*

Only 2 left in this color IN STOCK & available for immediate delivery

Quoted By "Magic" Peter Popiel

Phone # : (407)221-7600

Office # (813)359-5016

**E-mail :**

**please submit Purchase Orders to: [PO@STINGRAYCHEVROLET.COM](mailto:PO@STINGRAYCHEVROLET.COM)**

ASHLEE@STINGRAYCHEVROLET.COM

MAGICPETERFLEET@GMAIL.COM

2002 N. Frontage Rd  
Plant City, FL 33563

Page(s) : 1/1

## VEHICLE QUOTE

**HCSO 2024-005 Bid Award; HCS-AVP1.0**

Florida Sheriffs' Association Host Sheriff Procurement HCS-AVP1.0

Attention: Chief Yovany Diaz  
Agency: Golden Beach Police Assistant Chief  
Phone #: 305-935-0940  
Fax #: 305-932-2045

Date : 3/9/26

Ydiaz@goldenbeach.us

[illegible]

**Comments:**

**Please review attached window label detailed specs for this unit**

**This Tahoe is IN STOCK, and available for immediate delivery**

**Quoted By "Magic" Peter Popiel**

**please submit Purchase Orders to: [PO@STINGRAYCHEVROLET.COM](mailto:PO@STINGRAYCHEVROLET.COM)**

Phone # : (407)221-7600

ASHLEE@STINGRAYCHEVROLET.COM

Office # (813)359-5016

MAGICPETERFLEET@GMAIL.COM

E-mail :



| Vehicle #1: 2025 Chevrolet Tahoe                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | VIN/Order #       | MSRP        | Stock #  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-------------|----------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 1GNS6NRD6SR344139 | \$70,380.00 | SR344139 |
| <b>Additional Vehicle Information</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                   |             |          |
| <p>Body Style: CK10706-4WD</p> <p>PEG: 1LT-LT Preferred Equipment Group</p> <p>Primary Color: GBA-Black</p> <p>Trim: H0Y-1LT/1SP/2LT/2Z7-Leather, Jet Black, Interior Trim</p> <p>Engine: L84-Engine: 5.3L, EcoTec3 V-8, DI, Dynamic Fuel Mgt, V V T</p> <p>Transmission: MHS-10-Speed Automatic</p> <p>Options: 1LT-LT Preferred Equipment Group<br/> 1SZ-Option Package Discount<br/> 4AA-Interior Trim, Jet Black<br/> A2X-Power Seat Adjuster (Driver's Side)<br/> A45-Memory Settings, recalls presets for driver pwr seat<br/> A50-Seats: Front, Bucket, Full Feature<br/> AL9-Lumbar, Driver side, power<br/> AS8-Seat, 3rd row 60/40 Bench, power<br/> ASD-RESTRAINT SYSTEM DRVR (SINGLE, ADAPTIVE) &amp; PASS (DUAL) FRT, FRT &amp; C TR SEAT SIDE, ROOF SIDE<br/> AT9-LUMBAR PASSENGER SEAT, POWER, 2 WAY<br/> ATH-Keyless Open &amp; Keyless Start<br/> ATN-Seat, 2nd row Bucket, power release<br/> BOE-Production Week 23<br/> B30-Floor Covering: Carpet, Color Keyed<br/> B58-Floor Mats, color-keyed, carpeted 1st and 2nd row<br/> BTV-Remote Engine Starting Pkg<br/> BVE-Assist Steps, Black<br/> C6G-GVW Rating 7600 Lbs<br/> CJ2-Climate Control, Electronic - Multi-zone<br/> CTB-Cross Traffic Alert Braking<br/> CWA-Rear Camera, Mirror Washer<br/> D07-Center Floor Console, fixed<br/> DD8-ISRVR Mirror, Electro-chromatic<br/> DXR-Mirror, Outside, Power, Heated, Auto-Dimming w/Turn ind<br/> E2C-Proc Opt OTD Expedite<br/> EF7-COUNTRY UNITED STATES OF AMERICA (USA)<br/> ENL-ENG CONTROL DISABLE STOP/START, NON-LATCHING<br/> FE9-Federal Emissions<br/> FLT-Fleet Processing Option<br/> G86-AXLE LIMITED SLIP<br/> GBA-Black<br/> GU5-Rear Axle: 3.23 Ratio<br/> H0Y-1LT/1SP/2LT/2Z7-Leather, Jet Black, Interior Trim<br/> IVE-Audio System, Virtual Cockpit<br/> J25-ENGINEERING YEAR 2025<br/> KA1-Heated Seats, Front<br/> KA6-Heated Seats: 2nd Row<br/> KC4-Cooler, Engine Oil<br/> KI3-Heated Steering Wheel<br/> KI4-120 Volt Electrical Receptacle, In Cab<br/> KNP-Transmission Cooling System<br/> KSG-Adaptive Cruise Control<br/> KW5-Alternator, 220 AMP<br/> L84-Engine: 5.3L, EcoTec3 V-8, DI, Dynamic Fuel Mgt, V V T<br/> MAH-MARKETING AREA US, PUERTO RICO/USVI</p> |                   |             |          |
| <p>MHS-10-Speed Automatic<br/> N37-Steering Column, Manual Tilt &amp; Telescoping<br/> NB5-Single Exhaust System<br/> NZV-Wheels: 20" Machined Aluminum w/ Charcoal Pockets<br/> R6D-Bid Assistance<br/> R6Q-Processing Option<br/> R7E-Price Tracking Code<br/> R7Q-Processing Option<br/> R9Z-Sold Order Expedite<br/> T40-LAMP FRT FOG FRT FOG, LED<br/> TAU-LAMP REAR COMBO UPLEVEL<br/> TB5-Liftgate, Power<br/> TGE-HEADLAMP LEVEL UPPER<br/> TQ5-Headlamps, IntelliBeam<br/> U2K-SiriusXM Satellite Radio (subscription)<br/> UE1-OnStar Communication System<br/> UEU-Sensor, Forward Collision Alert<br/> UFB-Rear Cross Traffic Alert Braking<br/> UG1-Homelink Garage Door Opener<br/> UGN-Enhanced Automatic Emergency Braking<br/> UK3-Radio Controls -Steering Wheel<br/> UKI-Side Active Safety<br/> UKK-Sensor, Pedestrian Detection<br/> UKM-LANE ACTIVE SAFETY KEEP ASSIST (OPTIMAL RETURN)<br/> UKT-Pedestrian and Bicyclist Detection, Front<br/> UKZ-Obstacle Detection Enhanced, Extended Trailer View<br/> UOW-DETECTION SIDE DOOR OPENING WARNING, PEDESTRIANS/BICYCLISTS/VEHICL E<br/> UQS-Speaker System, Premium Surround<br/> URF-DISPLAY INSTRUMENT DRIVER INFO, DISPLAY ONLY, FAMILY C, 11", 2000 X 8 10<br/> URW-Audio System, Adv Color LCD display w/Google Built-in<br/> UTJ-Theft Protection System, Unauthorized Entry<br/> UV2-Surround Vision, HD<br/> UVZ-SENSOR COLLISION AVOIDANCE &amp; MITIGATION, VEHICLE REVERSE MOVEMENT<br/> V55-Luggage Rack, side rails, chrome<br/> VK3-Front License Plate Mounting Provisions<br/> VQ3-Holdback Returned Monthly,Dealer Fleet Assistance<br/> VV4-4G LTE Wi-Fi Hotspot capable<br/> WMZ-VIN MODEL YEAR 2025<br/> WPL-Luxury Package<br/> X88-Nameplate - Chevrolet<br/> XC1-Tires, 20in P275/60R20, All-Season, Blackwall<br/> Y55-Comfort Package<br/> Z82-Trailer Package<br/> ZW7-Suspension Package, Premium Smooth Ride</p>                                                                                                                                                                                                                                                                                                         |                   |             |          |

**Disclaimer:**

GM has tried to make the pricing information provided in this summary accurate. Please refer to actual vehicle invoice, however, for complete pricing information. GM will not make any sales or policy adjustments in the case of inaccurate pricing information in this summary.

**Golden Beach Police Department**

Prepared for:

**Golden Beach Police Department**  
**Yovany Diaz**  
ydiaz@goldenbeach.us  
305-936-2444

Contract Holder

3/9/2026

**Duval Ford**  
**Jared Davis**  
(Work) 904-388-2144  
(Fax) 904-387-6816  
jared.davis@duvalmotor.com  
405 Lane Avenue North  
Jacksonville, FL 32258

PLEASE CONFIRM RECEIPT OF QUOTE VIA EMAIL



We appreciate your interest and the opportunity to quote. Pricing references the **FLORIDA SHERIFFS ASSOCIATION LIGHT VEHICLE CONTRACT FSA 25VEL-33**. If you have any questions regarding this quote please call! Note, Vehicle will be ordered **white exterior** unless specified on purchase order. Shipping and Invoicing instructions are required on agency purchase order.

Labor:  
\$90/Hr

| Parts QTY | Code            | Equipment                                                                                                                                                                                                                                                                                                                                                                                                                                                       | UNIT PRICE   | EXTENDED     |
|-----------|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|--------------|
| 1         | W1X SOUTH       | Item 56 Transit T-350 High Roof Cargo Van RWD W1X Southern Zone                                                                                                                                                                                                                                                                                                                                                                                                 | \$ 47,666.00 | \$ 47,666.00 |
| 1         | T350 EL DRW 11K | Upgrade to [U8X] T350 HD 11k gvwr DRW HD Extended from base [w1x] Requires EcoBoost Engine Option                                                                                                                                                                                                                                                                                                                                                               | \$ 4,895.00  | \$ 4,895.00  |
| 1         | UM              | Black Paint                                                                                                                                                                                                                                                                                                                                                                                                                                                     | \$ 299.00    | \$ 299.00    |
| 1         | 21G             | Dark Palazzo Gray Vinyl, 2-way manual Driver and 2-way manual Passenger seats with Driver seat armrest only.                                                                                                                                                                                                                                                                                                                                                    | \$ -         | \$ -         |
| 1         | 99G             | 3.5L EcoBoost® V6.                                                                                                                                                                                                                                                                                                                                                                                                                                              | \$ 2,786.00  | \$ 2,786.00  |
| 1         | X7L             | 3.73 Limited Slip Rear Axle, cargo van                                                                                                                                                                                                                                                                                                                                                                                                                          | \$ -         | \$ -         |
| 1         | 15P             | Full Rear Compartment Lighting. Includes cargo area LED lights at C-pillar, D-pillar and mid-ship (EL-WB only). Rear Compartment LED Switch is only included on Cargo Van.                                                                                                                                                                                                                                                                                      | \$ 75.00     | \$ 75.00     |
| 1         | 43B             | Back Up Alarm. Note: The back up alarm has 102 dB(A) warning capability. May be dealer installed                                                                                                                                                                                                                                                                                                                                                                | \$ 189.00    | \$ 189.00    |
| 1         | 51D             | Spare Tire and Wheel<br>Note: Includes 3 ton jack, tool kit and full-size matching tire<br>NOTE: Removes Tire Inflator and Sealant Kit                                                                                                                                                                                                                                                                                                                          | \$ 299.00    | \$ 299.00    |
| 1         | 534             | Complete Trailer Towing Package: [UPDATED DECEMBER 2025]<br>Not available with E-Transit.<br>Includes:<br>•HEAVY-DUTY TRAILER TOW PACKAGE - (53B):<br>• Trailer Brake Controller (67D)<br>• Trailer Tow Hardware Pack with 2" Ball<br>• Tow/Haul Mode with Trailer Wiring Provisions<br>• 4/7 Pin Connector Assembly and Rear Jumper<br>• Relay system for backup/braking lights<br>• Frame mounted hitch receiver<br>Included with:<br>• RV Prep Package (47D) | \$ 1,333.00  | \$ 1,333.00  |
| 1         | 57G             | Front/Rear Aux A/C and Heater (Driver controlled). Not available with E-Transit, and Passenger Seat Delete (21J, 21K), Cargo Van with Vinyl, Front and Rear (16E) or Load Area Protection Package (96D). Requires Full-Size Spare Tire (51D). Note: Heat is distributed from rear of front- passenger seat. A/C is distributed from the rear of van.                                                                                                            | \$ 856.00    | \$ 856.00    |
| 1         | 61M             | Ford Co-Pilot360® Assist 2.0: for Cargo and Passenger Van: Refer to the Packaged Options section for more details.                                                                                                                                                                                                                                                                                                                                              | \$ 1,095.00  | \$ 1,095.00  |

|                  |                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                             |             |
|------------------|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|-------------|
|                  |                   | <b>Includes:</b><br>All of Ford Co-Pilot 360® standard features Plus:<br>•SiriusXM® with 360L<br>•HD Radio™<br>•Connected Navigation<br>•Front Fog Lamps<br>•Adaptive Cruise Control:<br>•Stop and Go<br>•Lane Centering<br>•Predictive Speed Assist<br>•360-Degree Camera<br>•Side Parking Sensors<br>•Reverse Brake Assist<br>NOTE: excludes Passenger Van or Extended Length Cargo Van<br>•Blind Spot Information System (BLIS®) with Cross Traffic Alert<br>•Short-Arm, Power Adjusting, Power Folding Heated Mirrors with TurnSignals<br>NOTE: Mirror becomes Manual-Folding if Long-Arm (544) is selected |                             |             |
| 1                | 63C               | Dual Alternator (250 amps each). Includes Auxiliary Fuse Panel with High Spec Interface Connector (87E). Includes dual batteries (63E).                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | \$ 1,020.00                 | \$ 1,020.00 |
| 1                | 66D               | Front Overhead Shelf. Not available on Low Roof Cargo or Passenger Van.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | \$ 75.00                    | \$ 75.00    |
| 1                | 67E               | Large Center Console. Includes an integrated shifter, a dual cup holder and an additional storage area                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | \$ 194.00                   | \$ 194.00   |
| 1                | 68J               | Extended Length Passenger Running Board                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | \$ 652.00                   | \$ 652.00   |
| 1                | 66F               | Keys: 2 additional (4 total) with key fobs.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | \$ 75.00                    | \$ 75.00    |
|                  | TOTAL LABOR HOURS |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                             |             |
|                  | Additional Notes  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                             |             |
| UNIT COST        |                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | \$ 61,509.00                |             |
| TOTAL QUANTITY 1 |                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | TOTAL PURCHASE \$ 61,509.00 |             |



**STANDARD EQUIPMENT PER FORD MOTOR COMPANY ORDER GUIDE 10/1/2025**

|      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SE 1 | <p><b>CARGO VAN EXTERIOR</b><br/> Body Side Moldings – Carbon Black<br/> Front License Plate Bracket<br/> <b>BUMPERS</b><br/> Front Bumper – Carbon Black, Body Colored with Lower Valence<br/> Rear Bumper – Carbon Black, without Integral Step. For Chassis Cab and Cutaway variants, rear bumper DELETE is standard.<br/> <b>DOORS-REAR</b><br/> 50/50 Hinged Rear Door. 180-degree opening is standard on all low/medium-roof cargo vans and all passenger vans. 253-degree Opening is standard on all high roof cargo vans and OPTIONAL on all low/medium-roof variants and High-Roof Passenger Vans with 148" wheelbase</p>                                                                                                                                                                                                                                           |
| SE 2 | <p><b>DOORS-SIDE</b><br/> Sliding Passenger-side Door<br/> Exterior Lighting – Front<br/> Halogen Headlamps with Autolamp (on Gas Variants only)<br/> Black High-Intensity Discharge (HID) Headlamps . Standard on E-Transit<br/> Headlamp Courtesy Delay<br/> Note: The headlamps stay on for a set period of time after the owner turns off the ignition.<br/> Roof and Side Marker Lamps (Included on all 10,000lb+ GVW variants) Included on DRW Cargo Van, Passenger Van XL and Passenger Van XLT)<br/> <b>EXT LIGHTING-REAR</b><br/> Center High Mount Stop Lamp (CHMSL)<br/> Taillamps<br/> <b>FUEL</b><br/> Auxiliary Fuel Port. Not available with E-Transit<br/> Fuel Tank – Capless Fuel Fill, 25 U.S. gallons (midship)</p>                                                                                                                                      |
| SE 3 | <p><b>GRILLE</b><br/> Honeycomb Mesh Grille with Carbon Black Surround<br/> Three Bar Grille with Dynamic Blue Center Bars and Chrome Surround. Standard on E-Transit.<br/> <b>EXTERIOR MIRRORS</b><br/> Short-Arm, Power Adjusting, Manual-Folding<br/> <b>TIRES – SINGLE REAR WHEEL (SRW)</b><br/> 235/65R16C 121/119 R BSW all-season<br/> <b>TIRES – DUAL REAR WHEEL (DRW)</b><br/> 205/75R16C 113/111 BSW all-season (AWD, 11,000lb GVWR or RWD with Heavy-Duty Front Axle configurations only)</p>                                                                                                                                                                                                                                                                                                                                                                     |
| SE 4 | <p><b>TOWING</b><br/> Rear Recovery Tow Hook<br/> <b>WHEELS – SRW</b><br/> 16" Silver Steel Wheel with Black Hubcap (Standard Front Axle configurations only)<br/> 16" Steel Wheel with Full Size Silver Wheel Cover (E-Transit only)<br/> 16" Silver Steel Wheel. Includes Silver Hubcaps with Exposed Lug Nuts (Heavy-Duty Front Axle configurations only)<br/> <b>WHEELS – DRW</b><br/> 16" Heavy-Duty Silver Steel Wheel. Includes Silver Hubcaps with Exposed Lug Nuts Note: The center ornament only comes on the front wheels, and not on the rear wheels.<br/> Wheels-Spare Tire<br/> *Tire Inflator and Sealant Kit in lieu of spare tire<br/> Note: Not Available with DRW. Includes 12-Volt PowerPoint in D-Pillar<br/> <b>WINDOWS/GLASS</b><br/> No Cargo Area Windows<br/> High-Strength Laminated Glass (Sliding Doors only)<br/> Front Solar Tinted Glass</p> |



# TOWN OF GOLDEN BEACH

100 Ocean Boulevard  
Golden Beach, FL 33160

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## MEMORANDUM

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**Date:** March 17, 2026

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

**From:** Alexander Diaz,  
Town Manager

**Subject:** **Resolution No. 3061.26- Authorizing the Use of LETF Asset Funds, As They Become Available for Expenses Associated with the Town's Wellness Center Complex's Construction, Equipment Costs, and Re-Imagined Tweedle Park**

Item Number:

5

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### **Recommendation:**

It is recommended that the Town Council adopt the attached Resolution No. 3061.26 as presented.

### **Background:**

The Town new Wellness Center facility, Gym Equipment and the playground equipment in the adjacent tot lot(s) of Re-Imagined Tweedle park will be utilized for the training of authorized Residents, Golden Beach Employees and/or Golden Beach Police Officers (or other Agencies). The facilities will also be utilized for community-oriented meetings, crime prevention meetings fostering trust, encouraging community members' participation to share concerns and ideas and for any kind of emergency preparedness or updates, which will include developing and implementing safety plans.

Therefore, based in part on the Chief of Police recommendations and below mentioned **"Federal Seized Assets provision"**, I'm requesting you authorize the use of LEFT funds, as they become available, for the reimbursement of expenses associated with the Town's Wellness Center Complex construction and equipment cost, up to 1.2 Million dollars (20% of cost associated with the construction of the Wellness Center and 100% of all cost associated with tot-lot, Basketball courts, playground and any fixture or equipment), could be refunded back to the general fund once LETF fund is awarded to the Town of Golden Beach.

**Federally Seized Assets:** At the discretion of the United States Attorney General under United States Statute: 18 U.S.C. Section 981 (e) (2), and 21 U.S.C. Section 881 (e) (1) (A) and (e) (3) (b), the Golden Beach Police Department may lawfully receive equitable shares of the federally seized funds at the conclusion of the legal proceedings. These shares are deposited in the Town's Law Enforcement Trust Fund account.

The U.S. Department of Justice publication titled "*Guide to Equitable Sharing for State and Local Law Enforcement Agencies*" specifically provides that the equitably shared forfeited asset funds resulting from the participation of a local agency in investigations with Federal law enforcement agencies may be utilized by the participating local agency for law enforcement for Community Policing Initiatives and Awareness Programs.

**State Seized Assets:** Under Florida State Statute (FSS) 932.7055, the Florida Contraband Forfeiture Act, the Golden Beach Police Department lawfully receives equitable share(s) of State seized funds at the conclusion of the legal proceedings involving the regional task force.

The Town uses both the federally seized and the State seized funds to increase crime prevention efforts and to also enhance the quality of police services for Town residents without increasing the Town's budget.

**Financial Impact:**

A Total of \$1,200,000 of LETF Funds as they become available.

**TOWN OF GOLDEN BEACH, FLORIDA**

**RESOLUTION NO. 3061.26**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF GOLDEN BEACH, FLORIDA, AUTHORIZING THE EXPENDITURE OF LAW ENFORCEMENT TRUST FUND (LETF) MONIES AS THEY BECOME AVAILABLE FOR COSTS ASSOCIATED WITH THE TOWN'S WELLNESS CENTER COMPLEX CONSTRUCTION AND EQUIPMENT, AND COSTS ASSOCIATED WITH THE RE-IMAGINED TWEDDLE PARK; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Town is currently constructing a new Wellness Center facility for the residents of Golden Beach which will include gym equipment, and playground equipment in the adjacent tot lot(s) of Re-Imagined Tweddle Park which will be utilized for the training of authorized Residents, Golden Beach Employees and Golden Beach Police Officers and other Law Enforcement agencies; and

**WHEREAS**, the facilities will also be utilized for community-oriented meetings, crime prevention meetings that will lead emergency preparedness efforts and updates, that will be utilized to develop and implement safety plans; and

**WHEREAS**, the Town has allocated \$1,200,000.00 in expenses that are eligible for LETF monies reimbursement associated with the construction and equipment costs of the Wellness Center Complex, and costs associated with the tot-lot, basketball courts, playground equipment and fixtures; and

**WHEREAS**, the Town's Law Enforcement Trust Fund account (the "LETF") includes assets forfeited to the Town by authority of the Florida Contraband Forfeiture Act and by the Federal Asset Forfeiture Statutes; and

**WHEREAS**, the Town Council desires to utilize available LETF funds to pay for additional associated construction and equipment cost; and

**WHEREAS**, the monies contained in the LETF are the result of seized assets from both investigations by the Town's Police Department and joint investigations with other law enforcement agencies – not from tax revenue; and

**WHEREAS**, the Chief of Police has recommended that the \$1,200,000 cost be taken from the Town's LETF, as it becomes available, as specifically authorized by law; and

**WHEREAS**, the Chief of Police certifies that this expenditure complies with § 932.7055, Florida Statutes, and / or the Federal Seizure statutes in that the funds will be used for an appropriate law enforcement purpose; and

**WHEREAS**, the Chief of Police certifies that the Town's LETF is not being used as a normal source of revenue for the Town Police Department; and

**WHEREAS**, the Chief of Police certifies that the Town's LETF was not considered in the adoption and approval of the Police Department budget; and

**WHEREAS**, the Town Council finds that it is in the best interest of the Town to proceed as indicated in this Resolution.

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

**Section 1. Recitals Adopted.** That each of the above-stated recitals is hereby adopted and confirmed.

**Section 2. Use of LETF Authorized.** That the use of LETF funds is hereby authorized and approved.

**Section 3. Implementation.** That the Mayor and Town Manager are authorized to take any and all action which is necessary to implement this

Resolution.

**Section 4. Effective Date.** That this Resolution shall be effective immediately upon adoption.

**Sponsored by the Town Administration.**

The Motion to adopt the foregoing Resolution was offered by \_\_\_\_\_, seconded by \_\_\_\_\_ and on roll call the following vote ensued:

|                                 |       |
|---------------------------------|-------|
| Mayor Glenn Singer              | _____ |
| Vice Mayor Jessie Mendal        | _____ |
| Councilmember Kenneth Bernstein | _____ |
| Councilmember Bernard Einstein  | _____ |
| Councilmember Judy Lusskin      | _____ |

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

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

ATTEST:

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

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

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

## AFFIDAVIT

**STATE OF FLORIDA:**

**: SS**

**COUNTY OF MIAMI-DADE:**

Before me, this day personally appeared Rodolfo Herbello who deposes and says that:

*“I, Rodolfo Herbello, Chief of Police, Town of Golden Beach, do hereby certify that:*

1. *This request for expenditures specifically is authorized by law and will be used for an appropriate law enforcement purpose;*
  - a. *this request for a \$1.2-million expenditure from the Town of Golden Beach’s Law Enforcement Trust Fund (LETf) as the funds become available, for the reimbursement of expenses associated with the Town’s Wellness Center Complex construction and equipment, and costs associated with the tot-lot, basketball courts, playground equipment and fixtures at the Re-Imagined Tweddle Park complies with the provisions of Florida State Statute 932.7055, known as the Law Enforcement Trust Fund (LETf), as amended or,*
  - b. *it complies with the requirements of the Federal Asset Forfeiture Statutes under the U.S. Department of Justice publication titled “Guide to Equitable Sharing for State and Local Law Enforcement Agencies” which specifically provides that the equitably shared forfeited asset funds resulting from the participation of a local agency in investigations with Federal law enforcement agencies may be utilized by the participating local agency to acquire law enforcement equipment or certain resources for use by law enforcement personnel that supports law enforcement activities.*
2. *The Town’s Law Enforcement Trust Fund is not being used as a normal source of revenue for the Town’s Police Department; and*
3. *The Town’s Law Enforcement Trust Fund was not considered in the adoption and approval of the Police Department budget.”*

Rodolfo Herbello  
Chief of Police  
Golden Beach Police Department

Subscribed and sworn to before me this 17<sup>th</sup> day of March, 2026 by  
Rodolfo Herbello who is personally known to me.

**NOTARY PUBLIC**  
**STATE OF FLORIDA**  
**AT LARGE**



## TOWN OF GOLDEN BEACH

100 Ocean Boulevard  
Golden Beach, FL 33160

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### MEMORANDUM

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**To: Alexander Diaz**  
**Town Manager**

**March 10, 2026**

**From: Rudy Herbello**  
**Chief of Police**

**Ref: Recommendation for approving the reimbursement of expenses associated with the Town's Wellness Center Complex Construction and equipment cost, back to the General Fund from the LETF Funds.**

---

Town Manager the purpose of this memorandum is to recommend that the Town Council adopt the attached Resolution No. 3061.26 as presented.

As you know the Town new Wellness Center facility, apparatus and adjacent equipment at the tot lot park will be used for the training of authorized residents and/or Golden Beach Police Officers. The facilities will also be utilized for community-oriented meetings, Crime prevention meetings fostering trust, encouraging community members' participation to share concerns and ideas and for any kind of emergency preparedness or updates, which will include developing and implementing safety plans.

Therefore, based in part on the below provision mentioned **"Federal Seized Assets provision"**, I'm requesting council approval for the reimbursement of expenses associated with the Town's Wellness Center Complex construction and equipment cost, up to 1.2 Million dollars (20% of cost associated with the construction of the Wellness Center and 100% of all cost associated with tot-lot, Basketball courts, playground and any fixture or equipment) , could be refunded back to the general fund once LETF fund is awarded to the Town of Golden Beach.





# TOWN OF GOLDEN BEACH

100 Ocean Boulevard  
Golden Beach, FL 33160

## MEMORANDUM

**Date:** March 17, 2026

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

**From:** Alexander Diaz,  
Town Manager

Item Number:

6

**Subject:** Resolution No. 3062.26 – Amending the Building Permit, Town Fees, and Associated Fees for Fiscal Year 2025-2026

### Recommendation:

It is recommended that the Town Council adopt the attached Resolution No. 3062.26 as presented.

### Background:

I am proposing the reauthorization of the current Building Permit Fees and Town Fees, with the following revisions:

Market data indicates that the current construction cost for oceanfront homes averages approximately \$3,800 per square foot. The proposed adjustment increases the Town's minimum valuation by \$900 per square foot, while remaining significantly below current market construction costs.

- Minimum cost per square foot for new construction in Zone 1 – Oceanfront. - From \$1,200.00 to \$2,100.00

Increasing zoning review fees based on the square footage of the home. These proposed fees align the Town's zoning review costs more closely with those charged by other affluent, high-end coastal communities, reflecting the increased time and complexity associated with reviewing large-scale residential projects.

- Gross floor area up to 5,000 square feet \$ 7,500.00
- Gross floor area 5,001 up to 10,000 square feet \$12,500.00
- Gross floor area 10,001 up to 15,000 square feet \$20,000.00
- Gross floor area 15,001 up to 20,000 square feet \$30,000.00
- Gross floor area over 20,000 square feet \$40,000.00

Increasing additional zoning review-related fees to align with current market costs:

- Variance request change from \$750.00 to \$ 5,000.00
- Lot aggregation or replat, change from \$300.00 to \$ 10,500.00
- Non-standard design review (recreational facilities and other proposed uses) \$ 5,000.00
- Administrative zoning interpretation request \$ 3,000.00

An annual Zoning Compliance Monitoring Fee is recommended during the construction period to cover site inspections, compliance verification, enforcement readiness, and staff coordination.

Typical construction timelines range from **two (2) to four (4) years**, resulting in a total monitoring cost of \$10,000 to \$20,000 per project over the course of construction.

- Annual fee for each year of construction      \$5,000.00

**Fiscal Impact:**

None.

**TOWN OF GOLDEN BEACH, FLORIDA**

**RESOLUTION NO. 3062.26**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF GOLDEN BEACH, FLORIDA, AMENDING THE TOWN'S FISCAL YEAR 2025-2026 SCHEDULE OF BUILDING PERMIT FEES AND OTHER FEES; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, on September 3<sup>rd</sup> 2025, via Resolution 3026.25, the Town Council of the Town of Golden Beach adopted the Fiscal Year 2025-2026 Schedule of Building Permit Fees and Other fees ("the Fees"); and

**WHEREAS**, pursuant to Fla. Stat. 166.222, the Town imposes fees upon applicants for various development permits and other activities within the Town; and

**WHEREAS**, the Town desires to amend the schedule of fees attached hereto as Exhibit "A"; and

**WHEREAS**, the Town Council finds that amending the Town's fees is in the best interest 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.** The foregoing recitals are adopted, confirmed and incorporated herein.

**Section 2. Reauthorize Schedule of Fees & Establish Fees.** Pursuant to Fla. Stat. 166.222 and Section 50-8(e) of the Town's Code of Ordinances, the Schedule of Permit and Processing Fees, and Associated Fees attached to this Resolution as Exhibit "A" is hereby adopted and supersedes all prior schedules and fees for said services.

**Section 3. Implementation.** The Town Manager and Town Mayor are hereby authorized to take all reasonable measures to implement this Resolution, and the Schedule of Fees adopted herein.

**Section 4. Effective Date.** The Resolution shall become immediately effective upon adoption.

Sponsored by **Town Administration.**

A motion to approve was made by \_\_\_\_\_, seconded by \_\_\_\_\_ and on roll call the following vote ensued:

|                                 |       |
|---------------------------------|-------|
| Mayor Glenn Singer              | _____ |
| Vice Mayor Jessie Mendal        | _____ |
| Councilmember Kenneth Bernstein | _____ |
| Councilmember Bernard Einstein  | _____ |
| Councilmember Judy Lusskin      | _____ |

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

ATTEST:

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

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

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

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

# RESOLUTION NO. 3062.26 EXHIBIT "A"



## FY 2025-26 Rates & Fees

| Fee Type                                                                                                                                                                                                                                                                                                                                                                             | Fee Structure                                                                                                                                                | Code/ Charter Section Reso No. Ord. No.                                      |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------|
| <b><u>Administration</u></b>                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                              |                                                                              |
| Duplicated copy of not more than 14 inches by 8½ inches                                                                                                                                                                                                                                                                                                                              | \$0.15                                                                                                                                                       | Sec. 2-257 (1)                                                               |
| Each two-sided copy                                                                                                                                                                                                                                                                                                                                                                  | \$0.20                                                                                                                                                       | Sec. 2-257 (2)                                                               |
| Copies larger than 14 inches by 8½ inches , or for requests for records of any other type of nature                                                                                                                                                                                                                                                                                  | shall be assessed, but in no event shall it be less than \$0.15 per copy (does not include the labor cost or overhead cost associated with such duplication) | Sec. 2-257 (3)                                                               |
| Certificate of a public record                                                                                                                                                                                                                                                                                                                                                       | \$1.00                                                                                                                                                       | Sec. 2-257 (4)                                                               |
| CD-ROM.                                                                                                                                                                                                                                                                                                                                                                              | \$5.00                                                                                                                                                       |                                                                              |
| DVD                                                                                                                                                                                                                                                                                                                                                                                  | \$5.00                                                                                                                                                       |                                                                              |
| Certification statement                                                                                                                                                                                                                                                                                                                                                              | \$5.00 + any fees for copies calculated under section 2.                                                                                                     | Florida Department Of State Basics Of Records Management Handbook Appendix D |
| Cassette tape                                                                                                                                                                                                                                                                                                                                                                        | \$5.00                                                                                                                                                       | Sec. 2-257 (5)                                                               |
| Cassette tape provided by the Town                                                                                                                                                                                                                                                                                                                                                   | \$1.00 additional charge per cassette                                                                                                                        | Sec. 2-257 (5)                                                               |
| VHS tape, duplicated VHS, or edited VHS tape copy                                                                                                                                                                                                                                                                                                                                    | \$10.00                                                                                                                                                      | Sec. 2-257 (6)                                                               |
| If the nature or volume of public records requested to be inspected, examined or copied requires the extensive use meaning any request that required more than 15 minutes of clerical or supervisory assistance to locate, review for confidential information, copy, refile or a combination of any like activities or assistance of clerical or supervisory personnel of the Town. | special service charge which shall represent the employee's actual labor cost incurred by the Town, which shall be billed in quarter-hour increments         | Sec. 2-257 (7)                                                               |
| The cost of mailing or shipping the requested material may also be added if the requestor asks that the material be delivered (instead of the requestor picking up the material in person).                                                                                                                                                                                          |                                                                                                                                                              |                                                                              |
| <b><u>Rentals</u></b>                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                              |                                                                              |
| Short term Rentals                                                                                                                                                                                                                                                                                                                                                                   | \$300.00                                                                                                                                                     |                                                                              |
| <b><u>Park &amp; Recreation</u></b>                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                              |                                                                              |
| Special Event Permit Fee (required, no change)                                                                                                                                                                                                                                                                                                                                       | \$0.00                                                                                                                                                       | Reso No. 2609.19                                                             |
| Beach Pavilion Event Deposit (refundable)                                                                                                                                                                                                                                                                                                                                            | \$1,000.00                                                                                                                                                   | Reso No. 3026.25                                                             |
| Beach Pavilion User Fee: 0-50 Guests                                                                                                                                                                                                                                                                                                                                                 | \$1,000.00                                                                                                                                                   | Reso No. 3026.25                                                             |
| Beach Pavilion User Fee: 50-100 guests                                                                                                                                                                                                                                                                                                                                               | \$2,500.00                                                                                                                                                   | Reso No. 3026.25                                                             |
| Permit to use Town Parks (North and South)                                                                                                                                                                                                                                                                                                                                           | \$250.00                                                                                                                                                     | Reso No. 3026.25                                                             |
| Permit to use Tweddle Park                                                                                                                                                                                                                                                                                                                                                           | \$250.00                                                                                                                                                     | Reso No. 2609.19                                                             |
| Town Park Event Deposit (Refundable)                                                                                                                                                                                                                                                                                                                                                 | \$1,000.00                                                                                                                                                   | Reso No. 3026.25                                                             |
| Tent Permit                                                                                                                                                                                                                                                                                                                                                                          | \$100.00                                                                                                                                                     | Reso No. 3026.25                                                             |
| Portable Toilet Permit                                                                                                                                                                                                                                                                                                                                                               | \$50.00                                                                                                                                                      | Reso No. 3026.25                                                             |
| Catering Fee                                                                                                                                                                                                                                                                                                                                                                         | \$50.00                                                                                                                                                      | Reso No. 3026.25                                                             |
| Insurance Fee                                                                                                                                                                                                                                                                                                                                                                        | \$50.00                                                                                                                                                      | Reso No. 3026.25                                                             |

# RESOLUTION NO. 3062.26 EXHIBIT "A"

|                                                                                                     |                                     |                                                                                     |
|-----------------------------------------------------------------------------------------------------|-------------------------------------|-------------------------------------------------------------------------------------|
| <b>FY 2025-26 Rates &amp; Fees</b>                                                                  |                                     |  |
| <b><u>Furniture Rentals Fee</u></b>                                                                 |                                     |                                                                                     |
| Per Folding Chair                                                                                   | \$4.00                              | Reso No. 2967.24                                                                    |
| Per 60 Inch Round Table                                                                             | \$15.00                             | Reso No. 2967.24                                                                    |
| Per 6 Foot Rectangular Table                                                                        | \$15.00                             | Reso No. 2967.24                                                                    |
| Clean up Fee ( 1 Public Works' Employee \$25/hr, Min 3 hr)                                          | Min \$75.00                         | Reso No. 2609.19                                                                    |
| Off Duty Officer                                                                                    | \$60/ hr, Min 4 hr.                 | Reso No. 3026.25                                                                    |
| 30-50 People= 1 Officer                                                                             | Min \$240.00                        | Reso No. 3026.25                                                                    |
| 51-80 People= 2 Officer                                                                             | Min \$480.00                        | Reso No. 3026.25                                                                    |
| 81-100 People= 3 Officer                                                                            | Min \$720.00                        | Reso No. 3026.25                                                                    |
| Additional Lifeguard (required for Beach Parties over 20) \$50/hr, Min. 4 hr)                       | Min \$200.00                        | Reso No. 3026.25                                                                    |
| <b><u>Film Fees (require an extra-duty police)</u></b>                                              |                                     |                                                                                     |
| less than 11 people                                                                                 | \$500.00 per day                    | Reso. No. 2404.15                                                                   |
| 11-20 people                                                                                        | \$700.00 per day                    | Reso. No. 2404.15                                                                   |
| 21-30 people                                                                                        | \$1100.00 per day                   | Reso. No. 2404.15                                                                   |
| 31-40 people                                                                                        | \$1500.00 per day                   | Reso. No. 2404.15                                                                   |
| 40 people                                                                                           | \$2000.00 per day                   | Reso. No. 2404.15                                                                   |
| <b><u>Vehicle Transponder fee</u></b>                                                               |                                     |                                                                                     |
| First 4 Vehicles per household                                                                      | No Charge                           |                                                                                     |
| Each additional vehicle                                                                             | \$35.00 per vehicle                 |                                                                                     |
| <b><u>Waste Disposal</u></b>                                                                        |                                     |                                                                                     |
| Waste pickup                                                                                        | \$35.00 each cubic yard             |                                                                                     |
| Appliance/ Refrigerator                                                                             | \$80.00                             |                                                                                     |
| Stove                                                                                               | \$60.00                             |                                                                                     |
| Televisions less than 60'                                                                           | \$30.00                             |                                                                                     |
| Televisions 60' and over                                                                            | \$60.00                             |                                                                                     |
| Special Furniture (call for price)                                                                  | \$120-\$200                         |                                                                                     |
| <b><u>Finance</u></b>                                                                               |                                     |                                                                                     |
| <b><u>NSF Check</u></b>                                                                             |                                     |                                                                                     |
| If the face value exceeds \$50.00                                                                   | \$25.00                             | Fla. Stat. Sec. 832.07                                                              |
| If the face value exceeds \$50.00 but does not exceed \$300.00                                      | \$30.00                             | Fla. Stat. Sec. 832.07                                                              |
| If the face value exceeds \$300.00, or an amount of up to 5 percent of the face amount of the check | \$40.00                             | Fla. Stat. Sec. 832.07                                                              |
| <b><u>Lien Search (each request is separte for Building and Finance)</u></b>                        |                                     |                                                                                     |
| Lien Request regular- 5 day response                                                                | \$60.00                             | Fla. Stat. Sec. 832.07                                                              |
| Lien Request expedited 3 day response                                                               | \$70.00                             | Fla. Stat. Sec. 832.07                                                              |
| <b><u>Police</u></b>                                                                                |                                     |                                                                                     |
| Fingerprinting                                                                                      | No Charge                           | Article 29 of Collective Bargaining Agreement                                       |
| Off Duty Officer - Resident Rate                                                                    | \$60.00 hr./ Min 4 hr. no admin fee | Article 29 of Collective Bargaining Agreement                                       |
| Off Duty Supervisor - Resident Rate                                                                 | \$65.00 hr./ Min 4 hr.              | Article 29 of Collective Bargaining Agreement                                       |
| Off Duty- Holiday                                                                                   | \$120.00 hr./ Min. 4 hr.            | Article 29 of Collective Bargaining Agreement                                       |
| Off- Duty Officer- Commerical- Business services in town                                            | \$75.00 hr./ Min. 4 hr.             | Article 29 of Collective Bargaining Agreement                                       |
| Off- Duty Supervisor- Commerical- Business services in town                                         | \$80.00 hr./ Min. 4 hr.             | Article 29 of Collective Bargaining Agreement                                       |
| Off Duty- Admin Fee                                                                                 | \$5.00 hr./ Min. 4 hr.              | Article 29 of Collective Bargaining Agreement                                       |

# RESOLUTION NO. 3062.26 EXHIBIT "A"



## FY 2025-26 Rates & Fees

|                                                                     |                                    |                  |
|---------------------------------------------------------------------|------------------------------------|------------------|
| <b>Code Enforcement- (see section for fees for 2nd-4th offense)</b> |                                    |                  |
| Animal nuisance                                                     | \$150.00 1st offense               | Section 2.2-11   |
| County ordinances                                                   | \$150.00 1st offense               | Section 2.2-11   |
| Eyesore                                                             | \$150.00 1st offense               | Section 2.2-11   |
| Florida Building Code (structural)                                  | \$150.00 1st offense               | Section 2.2-11   |
| Florida Building Code (life safety)                                 | \$250.00 1st offense               | Section 2.2-11   |
| Hurricane Protection Measures                                       | \$250.00 1st offense               | Section 2.2-11   |
| Landscaping                                                         | \$150.00 1st offense               | Section 2.2-11   |
| Licensing                                                           | \$150.00 1st offense               | Section 2.2-11   |
| Litter/ debris                                                      | \$150.00 1st offense               | Section 2.2-11   |
| Maiboxes                                                            | \$150.00 1st offense               | Section 2.2-11   |
| Nuisance                                                            | \$150.00 1st offense               | Section 2.2-11   |
| Recycling                                                           | \$150.00 1st offense               | Section 2.2-11   |
| Seawalls                                                            | \$250.00 1st offense               | Section 2.2-11   |
| Signs/ advertising                                                  | \$150.00 1st offense               | Section 2.2-11   |
| <b>Building Department</b>                                          |                                    |                  |
| <b>Upfront - Permit Processing Fee</b>                              |                                    |                  |
| All Permits; Building, Electrical, Plumbing, Mechanical             | Value of Project x 1%              | Reso No. 2643.19 |
| Change in Value of Project - Revision                               | Value increase x 1%                | Reso No. 2643.19 |
| <b>Permit Fees</b>                                                  |                                    |                  |
| New Construction, or Addition to Existing Res.                      | Air Conditioned Space x 3          | Reso No. 2643.19 |
| New Construction, or Addition to Existing Res.                      | Non-Air Conditioned Space x 1.5    | Reso No. 2643.19 |
| All other building permits                                          | Value of Project x 3%              | Reso No. 2643.19 |
| Electrical, Mechanical, Plumbing, Structural & Landscape            | Value of Project x 3%              | Reso No. 2643.19 |
| Minimum permit fee                                                  | \$225.00                           | Reso No. 2643.19 |
| Shop Drawing fees                                                   | \$225.00 per review                | Reso No. 2643.19 |
| Trash Hauling/Dumpster Container Fees                               | \$300.00 for active permit         | Reso No. 2643.19 |
| Change of Contractor                                                | \$300.00                           | Reso No. 2643.19 |
| Revision to active permit                                           | \$225.00 per Trade Review          | Reso No. 2643.19 |
| <b>Construction Site Equipment Storage Fee - 1 Week</b>             |                                    |                  |
| First Week - Only One Use Permitted                                 | \$350.00                           | Reso No. 2643.19 |
| Second and Third Week - Only One Use Permitted                      | \$1,050.00                         | Reso No. 2643.19 |
| Monthly                                                             | \$3,000.00                         | Reso No. 2643.19 |
| Lost permit card                                                    | \$125.00                           | Reso No. 2643.19 |
| Expired permit - new plan submittal & plan review required          | 10 months or more- 100% permit fee | Reso No. 2643.19 |
| 1 month expiration                                                  | \$100.00                           | Reso No. 2643.19 |
| 2-3 months expiration                                               | 25% discount of original fee       | Reso No. 2643.19 |
| 4-6 months expiration                                               | 15% discount of original fee       | Reso No. 2643.19 |
| 7-9 months expiration                                               | 10% discount of original fee       | Reso No. 2643.19 |
| 10 months or more                                                   | 100% fee                           | Reso No. 2643.19 |
| Replacement of plans for an active permit:                          | Cost of Reproduction               | Reso No. 2643.19 |

# RESOLUTION NO. 3062.26 EXHIBIT "A"



## FY 2025-26 Rates & Fees

|                                                                                      |                                      |                  |
|--------------------------------------------------------------------------------------|--------------------------------------|------------------|
| Recertification of each applicable trade:                                            | Plus recertification of plans        | Reso No. 2643.19 |
| Building, Electrical, Mechanical, Plumbing, Structural, Zoning and Landscaping       | \$225.00 per Trade Review            | Reso No. 2643.19 |
| <b>Zoning Compliance Monitoring fee - Beginning 1 Year After the Permit Issuance</b> |                                      |                  |
| Zoning monitoring fee - Annually, at permit anniversary date                         | \$5,000.00 each year of construction | Reso No. 3062.26 |
| <b>Excessive Square Footage</b>                                                      |                                      |                  |
| Zone 1 - Areas below the Permissible Height                                          | \$150.00 per square foot             | Reso No. 3026.25 |
| <b>Contractor Information Maintenance fee</b>                                        |                                      |                  |
| New Applications                                                                     | \$50.00                              | Reso No. 2643.19 |
| Renewal each Fiscal Year                                                             | \$30.00                              | Reso No. 2643.19 |
| Educational Fund for building department personnel                                   | \$0.30 Per 1,000 of value project    | Reso No. 2643.19 |
| <b>Building permit imaging</b>                                                       |                                      |                  |
| Plan sheet submitted                                                                 | \$1.50 per sheet                     | Reso No. 2643.19 |
| 8 1/2 x 11 or 8 1/2 x 14                                                             | \$0.46 per page                      | Reso No. 2643.19 |
| Special projects, meetings                                                           | \$50.00 per hour                     | Reso No. 2643.19 |
| <b>Certificates of Occupancy and Completion</b>                                      |                                      |                  |
| Temporary                                                                            | \$250.00                             | Reso No. 2643.19 |
| Final                                                                                | \$300.00                             | Reso No. 2643.19 |
| <b>Lien Search Requests</b>                                                          |                                      |                  |
| Regular - 5 Day Response                                                             | \$60.00                              | Reso No. 2643.19 |
| Expedited - 3 Day Response                                                           | \$70.00                              | Reso No. 2643.19 |
| <b>Minimum per square foot pricing for:</b>                                          |                                      |                  |
| New Construction - Zone 1 Ocean Front-East Side Ocean Boulevard                      | \$2,100.00                           | Reso No. 3062.26 |
| Zones 2 and 3 - Waterways, West Side Ocean Blvd and East Side Golden Beach Dr        | \$900.00                             | Reso No. 3062.26 |
| Addition - Zones 1 through 3                                                         | \$400.00                             | Reso No. 2890.23 |
| Remodeling - Zones 1 through 3                                                       | \$300.00                             | Reso No. 2890.23 |
| <b>Re-inspection Fees:</b>                                                           |                                      |                  |
| Failed Inspections-1st & 2nd                                                         | \$75.00                              | Reso No. 2643.19 |
| Failed Inspections- 3rd                                                              | \$125.00                             | Reso No. 2643.19 |
| Building Code Compliance Fee                                                         | \$0.60 per 1,000 of value project    | Reso No. 2643.19 |
| Street Sweeping Fee (charged to all permitting)                                      | \$.50 per 1,000 of value project     | Reso No. 2643.19 |
| <b>Building Advisory Board Fees - Zoning Fees</b>                                    |                                      |                  |
| New single-family residence - based on Gross Floor Area:                             |                                      |                  |
| Up to 5,000 square feet                                                              | \$7,500.00                           | Reso No. 3062.26 |
| 5,001 up to 10,000 square feet                                                       | \$12,500.00                          | Reso No. 3062.26 |
| 10,001 up to 15,000 square feet                                                      | \$20,000.00                          | Reso No. 3062.26 |
| 15,001 up to 20,000 square feet                                                      | \$30,000.00                          | Reso No. 3062.26 |
| over 20,000 square feet                                                              | \$40,000.00                          | Reso No. 3062.26 |
| Addition/Remodel of existing structure                                               | \$225.00 per submittal               | Reso No. 2643.19 |
| Accessory Building (Cabana or Gazebo)                                                | \$150.00 per submittal               | Reso No. 2643.19 |
| Pools and Spas                                                                       | \$100.00 per submittal               | Reso No. 2643.19 |
| Fencing, site walls, driveways, pool decks                                           | \$150.00 for each item submitted     | Reso No. 2643.19 |
| Landscaping: New construction, additions, remodel, existing                          | \$300.00 per submittal               | Reso No. 2643.19 |



# RESOLUTION NO. 3062.26 EXHIBIT "A"



| FY 2025-26 Rates & Fees                                                                 |                                  |                  |
|-----------------------------------------------------------------------------------------|----------------------------------|------------------|
| Docks                                                                                   | \$100.00 per submittal           | Reso No. 2643.19 |
| Boat Lift                                                                               | \$100.00 per submittal           | Reso No. 2643.19 |
| Resubmission within 30 days of original                                                 | 75% of all fees paid on original | Reso No. 2643.19 |
| Variance Request - per Variance                                                         | \$5,000.00                       | Reso No. 3062.26 |
| Variance Request - Seawalls, Docks & Minor Structures (per Variance)                    | \$750.00                         | Reso No. 3062.26 |
| Lot aggregation or replat                                                               | \$7,500.00                       | Reso No. 3062.26 |
| Non-Standard design review (recreational facilities & other proposed uses)              | \$5,000.00                       | Reso No. 3062.26 |
| Administrative zoning interpretation requests                                           | \$3,000.00                       | Reso No. 3062.26 |
| <b>Sidewalk, gutter and street maintenance fees</b>                                     |                                  |                  |
| New construction per Linear Feet based on property frontage                             | \$220/LF                         | Reso No. 3026.25 |
| Addition per Linear Feet based on property frontage                                     | \$100/LF                         | Reso No. 2643.19 |
| Remodel work per Linear Feet based property frontage                                    | \$50/LF                          | Reso No. 2643.19 |
| <b>Extension Fee: New Construction, Addition and Remodel Work Permits</b>               |                                  |                  |
| <b>Zone 1</b>                                                                           |                                  |                  |
| Construction work that exceeds 36 months from permit issuance will extend the Master pe | 30% of Master Permit Fee         | Reso No. 2643.19 |
| Requires a permit renewal every 12 months after the 36 month period.                    | 30% of Master Permit Fee         | Reso No. 2643.19 |
| <b>Zones 2 &amp; 3</b>                                                                  |                                  |                  |
| Construction work that exceeds 24 months from permit issuance will extend the Master pe | 30% of Master Permit Fee         | Reso No. 2643.19 |
| Requires a permit renewal every 12 months after the 24 month period.                    | 30% of Master Permit Fee         | Reso No. 2643.19 |



# TOWN OF GOLDEN BEACH

100 Ocean Boulevard  
Golden Beach, FL 33160

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## MEMORANDUM

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**Date:** March 17, 2026

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

**From:** Alexander Diaz,  
Town Manager

Item Number:

7

**Subject:** Resolution No. 3063.26- Approving A Change Order of A New Agreement with John Bell Construction for Civil Sitework Services Related to the Wellness Center & Re-imagined Tweddle Park.

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### **Recommendation:**

It is recommended that the Town Council adopt the attached Resolution No. 3063.26 as presented.

### **Background:**

Town staff recommends that the Mayor and Town Council approve a change order or a new contract with John Bell Construction in an amount not to exceed \$1,800,890.43 for the civil and site work associated with the Golden Beach Wellness Center and the Re-imagined Tweddle Park.

Approval of this item will allow the project team to proceed with the site work necessary to prepare the property for vertical construction of the Wellness Center and the associated park improvements.

The Town previously bid and awarded the Wellness Center construction contract to John Bell Construction. At the time that contract was awarded, the civil plans for the Wellness Center site and the Re-Imagined Tweddle Park were not yet complete. Because those plans were still under development, the procurement structure accepted by the State of Florida under the Town's \$850,000 grant allowed the general contractor to competitively solicit pricing for the civil site work once the final plans were completed.

Following the award of the contract, the Town continued working with its civil engineers to complete the final set of civil construction plans necessary to proceed with the site work associated with the Wellness Center and the

improvements to Re-Imagined Tweddle Park. Accordingly, the civil site work was excluded from the original construction contract pricing.

As part of the grant structure approved by the State of Florida, the Town was permitted to proceed with the construction contract while allowing the general contractor to solicit competitive pricing for the civil work once the final civil plans were issued.

The proposed civil work includes demolition required for the site; grading and elevations; retaining walls; curb and gutter; sidewalks; drainage improvements; irrigation/watering infrastructure; water connection; sewer connection; and roadway realignment. The roadway realignment and portions of the retaining wall work were items that had not been fully included within the earlier scope assumptions and are now part of the final civil package.

### **Independent Pricing Verification**

During the early planning phase of the project, John Bell Construction obtained preliminary civil estimates based on the conceptual plans available at the time.

To further verify market pricing, Town staff also sought an independent estimate from Dade Contractors, a civil contractor familiar with similar municipal projects, including work previously performed at the Town's Civic Center. This independent estimate helped confirm that the pricing being received for the civil improvements was consistent with industry standards and market conditions.

### **Civil Bid Proposals**

Once the final civil engineering plans were completed, John Bell Construction solicited competitive proposals from qualified civil contractors for the site work required for the Wellness Center project. A total of four proposals were received and evaluated.

The proposals were as follows:

| <b>Contractor</b>              | <b>Proposal Amount</b> |
|--------------------------------|------------------------|
| JD Asphalt & Engineering Corp. | \$938,503              |
| Rondon Civil                   | \$1,313,546            |
| Ram-Tech Construction          | \$1,712,714.36         |
| Dade Contracting               | \$817,702.16           |

The proposal submitted by Dade Contracting was significantly lower than the others; however, the proposal excluded several critical components of the project scope, including demolition and other required work, and was identified by the contractor as a rough estimate based on limited information, making it non-comparable to the other bids.

After reviewing the proposals for completeness, pricing, and contractor qualifications, the project team determined that the proposal submitted by JD Asphalt & Engineering Corp. represents the lowest responsive and responsible proposal for the full civil scope of work. The pricing submitted by JD Asphalt &

Engineering Corp. was also consistent with the independent estimate previously obtained by the Town.

### **Scope of Civil Work**

The civil construction work required for the project includes the site preparation and infrastructure improvements necessary to support the construction of the Wellness Center and the reimagined Tweddle Park.

This work includes:

- Demolition of existing site improvements
- Site grading and elevation adjustments
- Retaining wall construction
- Curb and gutter installation
- Sidewalk construction
- Stormwater drainage infrastructure
- Water service connections
- Sanitary sewer connections
- Realignment of the roadway
- Base concrete work associated with park improvements

The civil scope of work is based on the final engineering drawings issued for the project and includes grading, drainage infrastructure, paving, and utility relocations necessary for the development of the site.

### **Items Not Included in This Scope**

The following project components are not included within this civil site work proposal and will be addressed separately as part of future phases of the project:

- All Exterior site and park Lighting
- Dog park fencing
- Padel court construction
- Basketball court construction
- Court and Park lighting
- Fencing along the north side of the park
- Decorative stamped concrete finishes (current scope includes standard broom-finished concrete only)

The civil work is being incorporated into the project through a change order to the contract with John Bell Construction.

The change order package includes:

|    |                                                                                   |                       |
|----|-----------------------------------------------------------------------------------|-----------------------|
| 1  | Civil Site improvements which include Demolition, Earthwork, drainage (Exhibit A) | \$938,503.00          |
| 2  | General Conditions                                                                | \$238,396.00          |
| 3  | Pavers                                                                            | \$73,543.98           |
| 4  | Electrical Allowance                                                              | \$30,000.00           |
| 5  | Retention Wall                                                                    | \$113,100.00          |
| 6  | Dewatering Permit Allowance                                                       | \$15,000.00           |
| 7  | Concrete Slab (under terrace)                                                     | \$36,000.00           |
| 8  | Stamped concrete design (under terrace)                                           | \$20,700.00           |
| 9  | Smooth edge swept center sidewalks                                                | \$15,420.00           |
| 10 | Park Fence's (playground)                                                         | \$60,640.00           |
| 11 | Pickleball court resurface (subgrade repair)                                      | \$29,400.00           |
| 12 | Insurance (GL & Workers Comp) 1%                                                  | \$15,345.83           |
| 13 | Standard Overhead & Profit 14%                                                    | \$214,841.62          |
|    | <b>TOTAL</b>                                                                      | <b>\$1,800,890.43</b> |

### **Fiscal Impact**

The total change order amount is \$1,800,890.43, which includes all associated contractor costs and fees. Funding for this work is included within the overall capital budget for the Wellness Center and Tweddle Park project.

**TOWN OF GOLDEN BEACH, FLORIDA**

**RESOLUTION NO. 3063.26**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF GOLDEN BEACH, FLORIDA, APPROVING A CHANGE ORDER OR A NEW AGREEMENT WITH JOHN BELL CONSTRUCTION, INC. FOR CIVIL SITEWORK SERVICES RELATED TO THE WELLNESS CENTER AND RE-IMAGINED TWEDDLE PARK PROJECTS; PROVIDING FOR CONDITIONS; PROVIDING FOR IMPLEMENTATION AND AN EFFECTIVE DATE.**

**WHEREAS**, on March 18, 2025, the Town of Golden Beach (the “Town”) entered into a Construction Contract (the “Contract”) with John Bell Construction, Inc. (“John Bell”) for the Town’s Wellness Center Project; and

**WHEREAS**, under the terms of the Contract, John Bell is obligated to construct a new Town Wellness Center (the “Project”) for a Total Contract Price of \$5,369,513.05; and

**WHEREAS**, to accommodate site work and grading requirements necessary to prepare the property for the vertical construction of the Wellness Center and the associated park improvements, the Town Manager is recommending a Change Order or new contract as presented in the attached Exhibit A; and

**WHEREAS**, the Town Council wishes to accept and approve the change order or new contract as presented by the Town Manager, adjust the Contract or execute a new one accordingly and adopt this Resolution to reflect the agreed upon changes between the Town and John Bell.

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

**Section 1. Recitals Adopted.** That each of the above stated recitals are hereby adopted, confirmed and incorporated herein.

**Section 2. Terms.** The Original Contract terms will remain the same.

**Section 3. Authorization to Execute Agreement.** The Town Manager and Mayor are hereby authorized to negotiate and execute the Change Order or new Contract in substantially the form attached hereto as Exhibit "A," with the Contractor on behalf of the Town in an amount not to exceed \$1,800,890.43, subject to final approval as to form, content, and legal sufficiency by the Town Attorney.

**Section 4. Implementation.** The Town Manager and Town Mayor are hereby authorized to take any and all actions which are necessary to implement this Resolution.

**Section 5. Effective Date.** This Resolution shall become effective immediately upon adoption.

Sponsored by **Town Administration.**

The Motion to adopt the foregoing Resolution was offered by \_\_\_\_\_, seconded by \_\_\_\_\_, and on roll call the following vote ensued:

|                                 |       |
|---------------------------------|-------|
| Mayor Glenn Singer              | _____ |
| Vice Mayor Jessie Mendal        | _____ |
| Councilmember Bernard Einstein  | _____ |
| Councilmember Judy Lusskin      | _____ |
| Councilmember Kenneth Bernstein | _____ |

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

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MAYOR GLENN SINGER

ATTEST:

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LISSETTE PEREZ  
TOWN CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

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STEPHEN J. HELFMAN  
TOWN ATTORNEY





| 7711 NW 74TH AVE - SUITE 3 | MEDLEY, FLORIDA 33166 | PHO

This proposal does not include demolition, repair of the pickle ball court, removal of the pressure monitoring station, dust control. This bidder also mentions this being a "rough estimate" in their email.

-JBC

Proposal Submitted to: Gerrits Construction  
81177 Glades Road - STU 206  
Boca, Raton FL 33160

Attn:

We hereby submit specifications and estimate.

Does not mention the Padel & Basketball Court Plans and the Water Main Relocation Plans which were sent as part of the ITB.

Project: Golden Beach Wellness Center Improvements  
1 Golden Beach  
Golden Beach, FL 33160

Plans: Craig A. Smith & Associates

Sheets: G-00, G-01, C-01, C-02, C-03, C-04, C-05, C-06, C-07, C-08, C-09, C-10, C-11, C-12, C-13, C-14, C-15

Dated: 7/30/2025

Revised:

This Proposal: \$817,702.16

|          |                                                                                               |        |           |                   |
|----------|-----------------------------------------------------------------------------------------------|--------|-----------|-------------------|
| <b>1</b> | <b>EARTHWORK</b>                                                                              |        | <b>\$</b> | <b>84,009.20</b>  |
|          | 1.1 Fill and Balance site to proposed Subgrade                                                | 50,300 | SF        |                   |
|          | 1.2 8.0" Limerock Base - LBR 100 - Asphalt Pavement                                           | 11,800 | SF        |                   |
|          | 1.3 Geo Grid - Asphalt Pavement                                                               | 11,800 | SF        |                   |
|          | 1.4 Grade for Landscape Areas (SOIL AND SOD BY OTHERS)                                        | 24,860 | SF        |                   |
|          | Note: Existing material to be used as Subgrade - Pending Soil Testing                         |        |           |                   |
| <b>2</b> | <b>PAVEMENT</b>                                                                               |        | <b>\$</b> | <b>364,064.80</b> |
|          | 2.1 2.0" Asphaltic Concrete - Type SP-9.5 - (2-lifts) - Asphalt Pavement                      | 11,800 | SF        |                   |
|          | 2.2 4.0" Concrete Sidewalk                                                                    | 9,630  | SF        |                   |
|          | 2.3 8.0" Concrete Pavement - Pavers (Installation of Sand and Pavers BY OTHERS)               | 7,210  | SF        |                   |
|          | 2.4 Concrete Curb Type D (6"x18")                                                             | 910    | LF        |                   |
|          | 2.5 Concrete Curb Type F                                                                      | 180    | LF        |                   |
|          | 2.6 Valley Gutter                                                                             | 530    | LF        |                   |
| <b>3</b> | <b>DRAINAGE</b>                                                                               |        | <b>\$</b> | <b>123,887.50</b> |
|          | 3.1 Core Drill and Connect to existing Drainage Structure (6.0"/8.0"/15"16"18" Pipe)          | 8      | EA        |                   |
|          | 3.2 Furnish and Install proposed Catch Basin                                                  | 5      | EA        |                   |
|          | 3.3 Furnish and Install proposed Storm Manhole                                                | 1      | EA        |                   |
|          | 3.4 Furnish and Install 24" Drain Basin                                                       | 3      | EA        |                   |
|          | 3.5 Furnish and Install 18" Drain Basin                                                       | 1      | EA        |                   |
|          | 3.6 Convert existing Drainage Grate                                                           | 2      | EA        |                   |
|          | 3.7 Adjust existing Drainage Structure                                                        | 1      | EA        |                   |
|          | 3.8 18" DIP                                                                                   | 115    | LF        |                   |
|          | 3.9 16" DIP                                                                                   | 85     | LF        |                   |
|          | 3.10 15" HDPE - Solid                                                                         | 75     | LF        |                   |
|          | 3.11 8.0" PVC A2000                                                                           | 55     | LF        |                   |
|          | 3.12 6.0" PVC                                                                                 | 65     | LF        |                   |
|          | 3.13 3.0" PVC                                                                                 | 45     | LF        |                   |
|          | 3.14 Clean Out Assembly                                                                       | 4      | EA        |                   |
|          | Note: RWL pipe installations shall terminate 5-feet from the Building - Connections BY OTHERS |        |           |                   |
| <b>4</b> | <b>WATER</b>                                                                                  |        | <b>\$</b> | <b>132,812.50</b> |
|          | <u>Main</u>                                                                                   |        |           |                   |
|          | 4.1 Connect to existing 8.0" Water Main                                                       | 3      | EA        |                   |
|          | 4.2 8.0"x8.0" Tapping Sleeve                                                                  | 1      | EA        |                   |
|          | 4.3 8.0" Gate Valve                                                                           | 1      | EA        |                   |
|          | 4.4 8.0"x6.0" Tapping Sleeve                                                                  | 1      | EA        |                   |



|                           |       |
|---------------------------|-------|
| 4.5 8.0"x6.0" TEE         | 1 EA  |
| 4.6 6.0" Gate Valve       | 3 EA  |
| 4.7 Fire Hydrant Assembly | 2 EA  |
| 4.8 8.0" PVC C900         | 55 LF |
| 4.9 6.0" PVC C900         | 20 LF |

**Domestic**

|                                          |       |
|------------------------------------------|-------|
| 4.10 Connect to existing 8.0" Water Main | 1 EA  |
| 4.11 2.0" Corp Stop                      | 1 EA  |
| 4.12 2.0" Gate Valve                     | 1 EA  |
| 4.13 2.0" Meter Box Assembly - Domestic  | 1 EA  |
| 4.14 2.0" RPZ Backflow - Domestic        | 1 EA  |
| 4.15 2.0" HDPE                           | 15 LF |

**Note: Installation of Domestic Backflows BY OTHERS**

**Fire**

|                                          |       |
|------------------------------------------|-------|
| 4.16 Connect to existing 8.0" Water Main | 1 EA  |
| 4.17 8.0"x6.0" Tapping Sleeve            | 1 EA  |
| 4.18 6.0" Gate Valve                     | 2 EA  |
| 4.19 6.0" Double Detector Check Valve    | 1 EA  |
| 4.20 6.0" DIP                            | 15 LF |

**Note: All installations shall terminate at DDCV - Connections by OTHERS**

**Note: Installation of FDC, and PIV by Licensed Fire Contractor**

|                                                  |                     |
|--------------------------------------------------|---------------------|
| <b>5 SEWER</b>                                   | <b>\$ 56,250.00</b> |
| 5.1 Cut and Connect to existing Sanitary Manhole | 1 EA                |
| 5.2 Clean Out Assembly                           | 6 EA                |
| 5.3 8.0" PVC C900                                | 200 LF              |

**Note: All Sewer Lateral installations shall terminate 5 feet from the building - Connections by OTHERS**

|                                                                                       |                     |
|---------------------------------------------------------------------------------------|---------------------|
| <b>6 MISCELLANEOUS</b>                                                                | <b>\$ 56,678.16</b> |
| 6.1 Mobilization                                                                      | 1 LS                |
| 6.2 Permit Allowance \$10,000.00 (Pulling Sub Permits Only - Master Permit By Others) | 1 LS                |
| 6.3 Survey for Scope of Work - Layouts, Elevations, As-builts                         | 1 LS                |
| 6.4 MOT                                                                               | 1 LS                |

|                   |                     |
|-------------------|---------------------|
| <b>TOTAL COST</b> | <b>\$817,702.16</b> |
|-------------------|---------------------|

**Exclusions:**

- Demolition
- Bond
- Any additional work outside the Property Line
- Any additional work outside of this Scope of Work.
- Removal of hazardous materials (asbestos, etc. ). Include survey and testing.
- Density Tests.
- Impact Fees.
- Dust Control.
- Surveying outside this Scope of Work.
- Relocated all trees On-site
- All Landscaping including top soil/seeding/sod /mulch.

All materials are guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs, will be executed only upon written orders, and will become an charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. This proposal subject to acceptance within **30 days** and is void thereafter at the option of the undermanned.

Authorized Signature \_\_\_\_\_

**ACCEPTANCE OF PROPOSAL**

The above prices, specifications and conditions are hereby accepted. You are authorized to do the work as specified. Payments will be made as outline above.

**Accepted:**

Signature \_\_\_\_\_

Date \_\_\_\_\_

## CHANGE ORDER LOG

|               |                                              |
|---------------|----------------------------------------------|
| Project Name: | Golden Beach Wellness Center                 |
| Location:     | 1 Golden Beach Drive, Golden Beach, FL 33160 |



| CO #    | PCO #      | Description                                   | Amount          | Approved Amount | Date Sent  | Approval Date | Duration | Status            |
|---------|------------|-----------------------------------------------|-----------------|-----------------|------------|---------------|----------|-------------------|
|         | PCO #001   | Piles per latest Geotechnical Report 03/24/25 | \$ 96,057.00    | VOID            | 5/2/2025   |               |          | VOID              |
| CO #001 | PCO #001.1 | Piles per latest Geotechnical Report 06/14/25 | \$ 24,464.70    | \$ 24,464.70    | 6/25/2025  | 7/15/2025     | 0 days   | Approved          |
|         | PCO #002   | Civil / Sitework (work not in base bid)       | \$ 1,718,944.09 |                 | 2/27/2026  |               | 120 days | Pending Approval  |
|         | PCO #003   | Playground                                    | \$ -            |                 |            |               |          | Pending Directive |
| CO #009 | PCO #004   | TKE Tariff Price Increase                     | \$ 11,700.00    | \$ 11,700.00    | 7/8/2025   | 12/18/2025    | 0 days   | Approved          |
| CO #002 | PCO #005   | Special Inspector                             | \$ 31,619.25    | \$ 31,619.25    | 6/20/2025  | 7/15/2025     | 0 days   | Approved          |
| CO #003 | PCO #006   | Rush Civil Work Not Included in Contract      | \$ 24,317.50    | \$ 24,317.50    | 9/5/2005   | 9/11/2025     | 5 days   | Approved          |
| CO #004 | PCO #007   | Rush Conflict with Underground Utilities      | \$ 33,784.20    | \$ 33,784.20    | 9/6/2005   | 9/11/2025     | 5 days   | Approved          |
| CO #005 | PCO #008   | Grout Pile Overages                           | \$ 23,049.00    | \$ 23,049.00    | 9/7/2005   | 9/11/2025     | 5 days   | Approved          |
|         | PCO #009   | Access Control                                | \$ 105,652.12   | VOID            | 11/26/2025 |               | 10 days  | VOID              |
|         | PCO #009.1 | Access Control                                | \$ 46,143.59    | VOID            | 1/12/2026  |               | 10 days  | VOID              |
| CO #017 | PCO #009.2 | Access Control                                | \$ 26,725.21    | \$ 26,725.21    | 1/26/2026  | 1/26/2026     | 10 days  | Approved          |
|         | PCO #010   | Elevator Pit Liquid Applied Water Proofing    | \$ -            |                 |            |               |          | Pending Pricing   |
| CO #012 | PCO #011   | Rain Delays                                   | \$ -            | \$ -            | 9/16/2025  | 12/18/2025    | 7 days   | Approved          |
| CO #014 | PCO #012   | Additional LED Lights                         | \$ 13,067.50    | \$ 13,067.50    | 10/6/2025  | 12/18/2025    | 0 days   | Approved          |
| CO #011 | PCO #013   | Rain Delays                                   | \$ -            | \$ -            | 10/13/2025 | 12/18/2025    | 2 days   | Approved          |
| CO #008 | PCO #014   | Concrete Admixture & Slab Extension           | \$ 19,855.37    | \$ 19,855.37    | 11/26/2025 | 12/17/2025    | 5 days   | Approved          |
| CO #007 | PCO #015   | Storefront Revision                           | \$ 35,664.89    | \$ 35,664.89    | 11/26/2025 | 12/17/2025    | 10 days  | Approved          |
| CO #006 | PCO #016   | Data                                          | \$ 19,896.45    | \$ 19,896.46    | 11/26/2025 | 12/17/2025    | 0 days   | Approved          |
|         | PCO #017   | CCTV                                          | \$ 133,740.48   | VOID            | 11/26/2025 |               | 0 days   | VOID              |
|         | PCO #017.1 | CCTV                                          | \$ 83,617.68    |                 | 2/12/2026  |               | 5 days   | Pending Approval  |
|         | PCO #018   | Permit Fees Reimbursement                     | \$ -            |                 |            |               |          | TBD               |
|         | PCO #019   | Beam for Storefront 1st Floor                 | \$ 24,394.50    |                 | 1/29/2026  |               | 5 days   | Pending Approval  |
| CO #013 | PCO #020   | Additional Plumbing Drains                    | \$ 16,614.00    | \$ 16,614.00    | 12/12/2025 | 12/18/2025    | 5 days   | Approved          |
|         | PCO #021   | Additional Stair Lighting - RFI #25           | \$ 37,264.50    |                 | 12/17/2025 |               | 5 days   | Pending Approval  |
| CO #010 | PCO #022   | Rain Delays                                   | \$ -            | \$ -            | 12/12/2025 | 12/18/2025    | 2 days   | Approved          |
|         | PCO #023   | Padel & Basketball Courts                     | \$ -            |                 |            |               |          | Pending Pricing   |
| CO #018 | PCO #024   | L22 Fixture                                   | \$ 7,750.83     | \$ 7,750.83     | 1/29/2026  | 1/29/2026     | 5 days   | Approved          |
| CO #015 | PCO #025   | Electrical Revisions                          | \$ 31,650.37    | \$ 31,650.37    | 1/22/2026  | 1/23/2026     | 5 days   | Approved          |
|         | PCO #026   | Rain Delays                                   | \$ -            |                 | 1/16/2026  |               | 1 day    | Pending Approval  |
| CO #016 | PCO #027   | Rain Delays                                   | \$ -            | \$ -            | 1/23/2026  | 1/26/2026     | 1 day    | Approved          |
|         | PCO #028   | Rain Delays                                   | \$ -            |                 | 1/30/2026  |               | 1 day    | Pending Approval  |
|         | PCO #029   | Exterior Wall 2nd Floor                       | \$ -            |                 |            |               |          | Pending Pricing   |
|         | PCO #030   | Fire Sprinkler Exterior Work                  | \$ -            |                 |            |               |          | Pending Pricing   |
|         | PCO #031   | Flooring Scope Changes                        | \$ -            |                 |            |               |          | Pending Pricing   |

|  |          |                               |                 |                 |           |  |        |                  |
|--|----------|-------------------------------|-----------------|-----------------|-----------|--|--------|------------------|
|  | PCO #032 | Elevator Electrical Additions | \$ 9,471.15     |                 | 2/24/2026 |  | 5 days | Pending Approval |
|  |          |                               | \$ 2,336,051.78 | \$ - 320,159.28 |           |  |        |                  |

Date Updated2/27/2026

ByJay Castellanos



WE STRIVE TO BE SET APART

[JOHNBELLCONSTRUCTION.COM](http://JOHNBELLCONSTRUCTION.COM)

PROJECT NAME: Golden Beach Civil Work

PROPERTY ADDRESS: 1 Golden Beach Drive, Golden Beach, FL 33160

O. 305 458 5666 | [INFO@JOHNBELLCONSTRUCTION.COM](mailto:INFO@JOHNBELLCONSTRUCTION.COM)  
4000 SW 60<sup>th</sup> Ct., Miami, FL 33155  
[JOHNBELLCONSTRUCTION.COM](http://JOHNBELLCONSTRUCTION.COM)

# EXHIBIT A: PROPOSAL



## EXHIBIT A: Proposal

03/09/2026

**Town of Golden Beach**

100 Golden Beach Drive, Golden Beach, FL 33160

Attn: Alexander Diaz

Phone: 786-236-4211

**Project Name:** Golden Beach Civil Work

**Project Address:** 1 Golden Beach Drive, Golden Beach, FL 33160

John Bell Construction, Inc. hereby proposes to furnish and install the scopes listed in Exhibit 'A' of this Proposal for the commercial renovation project located at the address above, as per the "Project Scope" listed and dated in the Drawing Log (shown on the following page).

**Total Civil Price Including Sidewalks & Exterior Slab (under terrace) with regular concrete finish:.....\$1,764,770.43**

**Added cost to the above for - UNDER TERRACE:**

Stamped Concrete in lieu of regular concrete finish (under terrace).....+\$20,700.00

Seashell Concrete in lieu of regular concrete finish (under terrace section of sidewalk).....+\$98,900.00

**Added cost to the above for - SIDEWALKS:**

Smooth edge swept center sidewalk in lieu of regular concrete finish (all sidewalks).....+\$15,420.00

\*The price stated herein is contingent upon award of **all** civil work listed below.  
Should any of these projects not be awarded, John Bell Construction reserves the right to revise pricing accordingly:

This proposal is valid for a period of no more than thirty (30) days. Please be sure to review and consider Exclusions on pages to follow. Should you require any clarifications or have any questions, please do not hesitate to contact us at (305) 458-5666.

John Bell Construction, Inc.: \_\_\_\_\_ Client: \_\_\_\_\_

\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_  
\_\_\_\_\_/\_\_\_\_\_



## DRAWING LOG FOR PROPOSAL

(01.14.26) – 1 Golden Beach Drive – Wellness Center Improvements

- G-00 Cover Sheet
- G-01 09/23/25
- C-01 12/19/25
- C-02 12/22/25
- C-03 12/19/25
- C-04 12/19/25
- C-05 12/19/25
- C-06 12/22/25
- C-07 01/14/26
- C-08 01/14/26
- C-09 12/22/25
- C-10 12/22/25
- C-11 01/14/25
- C-12 09/29/25
- C-13 01/14/26
- C-14 01/14/26
- C-15 01/14/26

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\_\_\_\_\_/\_\_\_\_\_





## Scope of Work

### **Division 02 – Existing Conditions:**

1. Demolition of concrete sidewalk.
2. Demolition of concrete curb.
3. Demolition of asphalt.
4. Demolition of pavers
5. Removal of pressure monitoring system in its entirety, backfill, and compaction.
6. Remove existing fence
7. Remove trees
8. Remove underground structures
9. Sawcut asphalt and concrete
10. Loading and hauling
11. Pickleball Repair includes:
  - a. Demolition of half the court.
  - b. Re-grade the area as needed.
  - c. Compaction of Subbase.
  - d. Exploratory observation (if any issues are found a change order will be sent to fix those issues).
  - e. Pour 4" concrete slab.
12. Dewatering Permit.

### **Division 26 – Electrical:**

1. Relocate all electrical fixtures on site per site visit. This will be an allowance due to lack of information on civil plans.

### **Division 31 – Earthwork:**

1. Site clearing and preparation.
2. New asphalt subbase preparation.
3. Paver's subbase
4. Limerock base for pavers and asphalt
5. Fill and rough grade site to required grades.
6. Rough grade green areas.
7. Stripping.
8. Dewatering

### **Division 32 – Exterior Improvements:**

1. Asphalt paving.
2. Pavers
3. Concrete Curb
4. Concrete Crosswalk
5. Retaining Wall

\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_

\_\_\_\_\_/\_\_\_\_\_

6. Furnish and installation of park fence.
7. Regular finish Concrete Sidewalks / slabs (including under terrace).
8. Pickleball Resurface & restriping.

**Division 33 – Utilities:**

1. Furnish and installation of water lines.
2. Water Service and RPZ.
3. Plug and abandon existing water main
4. Furnish and installation of fire hydrant.
5. Furnish and installation of sewer lines.
6. Furnish and installation of cleanout assembly.
7. Core Drill
8. Furnish and installation of Rock #57.
9. Furnish and installation of drain lines.
10. Furnish and installation of yard drain.
11. Furnish and installation of manhole.
12. Furnish and installation of Manhole.
13. Furnish and installation of curb inlet.
14. Furnish and installation of catch basin
15. Core drill yard drain.
16. Core drill concrete structures.
17. Cleanout.

## NOT INCLUDED IN BID AMOUNT

1. Permit Fees and Permit Running.
2. Price Escalation Costs.
3. Night Work/After-hour Work.
4. Managing owner-provided Subcontractors and Vendors.
5. Any scope outside of civil/ site work.
6. Generator Pad
7. Irrigation and landscape

# EXHIBIT B: COST BREAKDOWN



| Scope of Work                                                |    | Proposed Cost |    | per Unit  | Units | UOM       |
|--------------------------------------------------------------|----|---------------|----|-----------|-------|-----------|
| <b>1 - General Conditions &amp; General Requirements</b>     |    | \$ 238,396.00 |    |           |       |           |
| Temporary Fencing                                            | \$ | 38,000.00     | \$ | 20.00     | 1,900 | LF        |
| Temp Toilet                                                  | \$ | 1,950.00      | \$ | 325.00    | 6     | Per Month |
| JBC & Safety Signage                                         | \$ | 950.00        | \$ | 950.00    | 1     | LS        |
| Estimating                                                   | \$ | 3,000.00      | \$ | 3,000.00  | 1     | LS        |
| Superintendent                                               | \$ | 62,496.00     | \$ | 10,416.00 | 6     | Per Month |
| Project Manager                                              | \$ | 52,500.00     | \$ | 8,750.00  | 6     | Per Month |
| Project Accountant                                           | \$ | 3,000.00      | \$ | 500.00    | 6     | Per Month |
| Surveying                                                    | \$ | 20,000.00     | \$ | 20,000.00 | 1     | LS        |
| Equipment Rental - Bobcat                                    | \$ | 9,000.00      | \$ | 1,500.00  | 6     | Per Month |
| Job Site Dumpster (Project Duration)                         | \$ | 10,000.00     | \$ | 500.00    | 20    | Loads     |
| Floor Protection - Material                                  | \$ | 9,000.00      | \$ | 9,000.00  | 1     | LS        |
| Miscellaneous Self-performed JBC Labor (Duration of Project) | \$ | 9,000.00      | \$ | 900.00    | 10    | Crew/Day  |
| Punch Out - Self Performed JBC Labor                         | \$ | 4,500.00      | \$ | 900.00    | 5     | Crew/Day  |
| Post-construction Final Cleaning                             | \$ | 15,000.00     | \$ | 15,000.00 | -     | LS        |



OWNER ☐  
ARCHITECT ☐  
CONTRACTOR ☒  
FIELD ☐  
OTHER ☐

AIA DOCUMENT G701

|             |                                                                                |                                                                                                                                                                                         |
|-------------|--------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PROJECT:    | Golden Beach Wellness Center<br>1 Golden Beach Drive<br>Golden Beach, FL 33160 | Civil Proposal<br>DATE: 3/10/2026<br><br>NTP #02: 7/14/2025<br>Original Substantial Completion Date: 7/24/2026<br>CONTRACT FOR: Civil<br>1 Golden Beach Drive<br>Golden Beach, FL 33160 |
| CONTRACTOR: | John Bell Construction<br>4000 SW 60th Court<br>Miami, FL 33155                |                                                                                                                                                                                         |

Not valid until signed by the Owner and Contractor.

|                                              |               |                 |
|----------------------------------------------|---------------|-----------------|
| The Costs Associated with this proposal are: |               | \$ 1,534,582.98 |
| 1 General Conditions                         | \$ 238,396.00 |                 |
| 2 Civil (See Exhibit A)                      | \$ 938,503.00 |                 |
| 3 Pavers                                     | \$ 73,543.98  |                 |
| 4 Electrical Allowance                       | \$ 30,000.00  |                 |
| 5 Retention Wall                             | \$ 113,100.00 |                 |
| 6 Park Fence's                               | \$ 60,640.00  |                 |
| 7 Dewatering Permit Allowance                | \$ 15,000.00  |                 |
| 8 Concrete Slab (Under Terrace)              | \$ 36,000.00  |                 |
| 9 PickleBall Resurface                       | \$ 29,400.00  |                 |

|                               |       |                 |
|-------------------------------|-------|-----------------|
| Insurance (GL & Workers Comp) | 1.0%  | \$ 15,345.83    |
| Standard Overhead & Profit    | 14.0% | \$ 214,841.62   |
| Bond Cost                     | 0.0%  | \$ -            |
|                               |       | \$ 1,764,770.43 |

This proposal will increase Substantial Completion by 120 days

NOTE:

|           |                                                                                |                                                                              |
|-----------|--------------------------------------------------------------------------------|------------------------------------------------------------------------------|
| ARCHITECT | John Bell Construcion, Inc<br>CONTRACTOR<br>4000 SW 60th Court, Miami FL 33155 | Town of Golden Beach<br>CONTRACTED<br>100 Ocean Blvd, Golden Beach, FL 33160 |
| Address   | ADDRESS<br>Jay Castellaons                                                     | ADDRESS                                                                      |
| BY        | BY                                                                             | BY                                                                           |
| SIGNATURE | SIGNATURE<br>3/10/2026                                                         | SIGNATURE                                                                    |
| DATE      | DATE                                                                           | DATE                                                                         |

**JD's Asphalt Engineering Corp.**

7266 NW 66 Street • Miami, FL 33166 • Phone: 305-262-2800

John Bell Construction  
Job Address:  
1 Golden Beach  
Golden Beach, FL 33160

## Proposal for Golden Beach - Wellness Center

Thank you for the opportunity to submit our Bid Proposal for your project. Enclosed is a detailed estimate outlining the scope of work to be performed.

**JD's Asphalt Engineering Corp.** is a full-service asphalt restoration company with over 20 years of experience. We specialize in all types of asphalt and concrete installations, sealcoating, striping, and comprehensive site work. Our team brings a combination of skilled craftsmanship and industry expertise to every project, ensuring high-quality results tailored to your specific needs.

We proudly serve the commercial and property management sectors — large enough to complete projects efficiently and on time, yet small enough to provide the personalized service and attention to detail you deserve.

From parking lots to subdivision streets and public roadways, JD's Asphalt Engineering Corp. offers a full range of site work services, including:

### OUR SERVICES

| ASPHALT                                                                                                                     | CONCRETE                                                                         | UTILITIES                          | SITE PREPARATION                                                          | SITE FURNISHING                                                                              |
|-----------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|------------------------------------|---------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|
| Paving, Overlay, Full Depth Repairs, Patching, Milling, Pathways, Pavement, Pavement Fabric, Sealcoating, Court Resurfacing | Curb & Gutter, Dumpster Concrete Pads, Sidewalks, Ramps, Aprons, Medians, Pavers | Drainage<br>Water<br>Fire<br>Sewer | Erosion Control, Demolition, Grading, Swale, Soil, Maintenance of Traffic | Pavement Markings, Thermoplastic Markings, Signage, Wheel Stops, Bollards, Court Accessories |

Please feel free to review the enclosed proposal at your convenience. Should you have any questions or require adjustments, do not hesitate to reach out.

Thank you for your time and consideration — we look forward to the opportunity to work with you.

Respectfully,  
*JD's Asphalt Engineering, Corp.*

# EXHIBIT A

| Items          | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Price        |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| Demolition     | Removal & Disposal of:<br>- 1975 SF of 4" Concrete/Asphalt Walkway<br>- 3865 SF of Asphalt Pavement (includes Areas where new Pavers will be installed)<br>- (1) Existing Playground - 6000 SF (includes: Playground Accessories, Flooring, and Cover) Demolition per site walk through                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | \$114,405.00 |
| Storm Drainage | Furnish & Install:<br>C.03<br>- (1) Curb Inlet<br>- (1) 24" Drain Basin with Solid Cover<br>- 29 LF of 15" PVC A2000<br>- (1) Convert existing Grate to USF 4155<br>C.04<br>- (3) Connect to existing structures<br>- 42 LF of 15" PVC A2000<br>- (1) Curb Inlet<br>- (2) 24" Drain Basin with Solid Cover<br>- (1) Convert existing Cleanout to Manhole Top<br>C.05<br>- 130 LF of 18" DIP<br>- 24 LF of 16" DIP<br>- 62 LF of 6" PVC Roof<br>- 40 LF of 3" PVC Roof<br>- (1) Gutter Inlet<br>- (1) Curb Inlet<br>- (1) Catch Basin Inlet<br>- (1) M-4 Manhole<br>- (4) Cleanouts<br>- (1) Connect to existing Structure<br>C.06<br>- (2) Connect to existing Structures<br>- 53 LF of 8" PVC A2000<br>- (1) 8"-22.5° Bend<br>- (1) 18" Nyloplast Basin with Concrete Apron                                                                                                                                                          | \$209,600.00 |
| Water          | Furnish & Install:<br>C.05<br>*(1) Connect to Main<br>- (1) 2" Corporation Stop with Resilent Wedge Gate Valve<br>- (1) 2" Water Meter Box<br>- (1) 2" Gate Valve<br>- (2) 2"-90° Bend<br>- (1) 2" RPZ Backflow Preventer<br>- 30 LF of 2" PE Water Service<br>- (1) Existing Water Meter, Backflow & Box to be Relocated (10 LF)<br>- (1) Existing 8" PVC C900 Water Main & Fire Hydrant to be Removed (10 LF)<br>C0.6<br>*(1) Connect to Main<br>- (1) 8"x8" Tapping Sleeve with 8" Gate Valve<br>- 65 LF of 8" PVC C900<br>- (1) Connect to existing 8" PVC C900<br>- (1) Plug & Abandon existing 8" PVC C900 Water Main<br><br>FIRE:<br>C0.5<br>*(2) Connect to Main<br>- (2) 8"x6" Tapping Sleeve and Gate Valve<br>- (2) 6"-90° Bends<br>- (2) 6" Gate Valve<br>- (1) 6" DDCVA<br>- 40 LF of 6" PVC C900<br>- (1) Fire Hydrant<br>C0.6<br>- (1) 8"x6" Tee<br>- 5 LF of 6" PVC C900<br>- (1) 6" Gate Valve<br>- (1) Fire Hydrant | \$162,905.00 |

EXHIBIT A

| Items                             | Description                                                                                                                                                                                                                                                                                                                                        | Price        |
|-----------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| Sanitary Sewer                    | Furnish & Install:<br>C.05<br>*(1) Connect to existing Sewer Manhole<br>- 103 LF of 6" PVC Sanitary Sewer Lateral<br>- (1) WYE<br>- 80 LF of 4" PVC Sanitary Sewer Lateral<br>- (6) Sewer Cleanouts<br>- (1) Connect to existing Cleanout (up to 7")<br>C.06<br>- (1) Existing Force Main Bypass to be Capped<br>- (1) Sewer Manhole to be Removed | \$53,090.00  |
| Asphalt Paving (Approx. 19000 SF) | [8" LR base, 2" Asphalt Type SP 9.5] Excavate and level work area with new Limerock base. Evenly apply SS-1H adhesive coat. Lay and spread new asphalt, then compact 95% with 3-ton vibratory roller. Includes: Geogrid Layer.<br>**In Two (2) 1" Lifts                                                                                            | \$135,850.00 |
| Concrete Sidewalk                 | Furnish & Install:<br>- 9100 SF of New 3000 PSI 4" Sidewalk<br><br>*Please note: Some concrete sidewalk removal is included in the price. Any concrete listed under "Demolition" applies strictly to concrete removal only.                                                                                                                        | \$91,000.00  |
| Pavers                            | Furnish & Install:<br>- 6450 SF of Class II 8" Concrete Slab with #5 Rebar (for Pavers).<br><br>*Pavers & Sand Bed to be installed by Others.                                                                                                                                                                                                      | \$108,360.00 |
| Concrete Curb                     | Furnish & Install:<br>- 865 LF of New 3000 PSI Type "D" Concrete Curb<br>- 350 LF of New 3000 PSI Type "F" Concrete Curb & Gutter<br>- 230 LF of New 3000 PSI Valley Gutter                                                                                                                                                                        | \$55,225.00  |
| Concrete Crosswalk                | Furnish & Install:<br>- 230 SF of New Class II Colored ("Golden Beach Tan") Concrete Crosswalk with #5 Rebar and 40 LF of 12" Colored Concrete Band                                                                                                                                                                                                | \$6,568.00   |
| Maintenance of Traffic            | Minimal MOT where Road work will be performed.                                                                                                                                                                                                                                                                                                     | \$1,500.00   |

Total Price: \$938,503.00

**TERMS & CONDITIONS:**

Due to fluctuations and uncertainty in raw material costs, **all quoted prices are subject to change**. Final pricing will reflect market conditions **at the time of customer approval**.

Any **quoted lead times are estimates only** and may vary due to material availability, volatility, and industry demand.

**PERMIT BY THIRD PARTY (OPTIONAL):**

JD's Asphalt Engineering, Corp. can supply a third-party provider for permit processing:

YAA Permit Expeditor  
info@yaapermit.com

**DISCLAIMER FOR ALL PERMIT PROCESSING:**

JD's Asphalt Engineering, Corp. will assist in providing required documentation for permitting but **is not responsible for obtaining permits**.





9726 E Indigo St, Ste 303  
Palmetto Bay, FL 33157  
P: 305-259-7853  
estimating@ramtechconstruction.com

**PROJECT INFORMATION**

**2026-008**

**Golden Beach**

**John Bell Construction**

**JAY CASTELLANOS**

**BID PREPARED BY**

**Ignacio Esquiviz**

**DATE**

**2/17/2026**

**GENERAL CONDITIONS**

**\$143,567.55**

Mobilization

1

ls

Survey (Layout & As-Builts)

1

ls

MOT

1

ls

\* Above pricing is assuming that RTC will have the availability to park on-site at no cost.

\* Above price is assuming RTC will have the availability to park all the equipment on-site during the course of the works. GC must define the location, otherwise the price is subject to change

\* The above pricing is based on RTC being provided with a designated staging area. This pricing is contingent upon the staging area being in close proximity to the proposed work site. If a suitable staging area is not provided, the price ricing is subject to change

**DRAINAGE UTILITY WORK\***

**\$205,768.51**

Install 15" PVC

78

lf

Install 3" PVC

43

lf

Install 8" DIP

55

lf

Install 16" DIP

222

lf

Install Cleanout Assembly

1

ea

Install Yard Drain / Drain Basin

4

ea

Modify Existing Catch Basin / Manhole Top

2

ea

Install Precast Manhole / Catch Basin

6

ea

Remove plug and Connect

1

ea

Core Drill Catch Basin / Manhole

6

ea

Remove Existing Drainage Pipe

60

lf

Install Bends & Fittings

1

ls

Install Brick & Mortar As Required to Set Rims/Grates

1

ls

Cleaning Of Drainage System

1

ls

Install Ballast Rock

77

tons

\* The above price assumes the substitution of the 8" A2000 PVC pipe with 8" DIP due to the lack of availability of the 8" A2000 PVC pipe.

**WATER UTILITY WORK\***

**\$213,140.14**

Install 8" DIP Watermain

70

lf

Install 6" DIP Watermain

62

lf

Install 2" HDPE Water Service

35

lf

|                                                     |     |      |
|-----------------------------------------------------|-----|------|
| Cut & Connect to Existing Watermain                 | 1   | ea   |
| Cut and Plug In Main                                | 3   | ea   |
| Install 8" x 8" Tap & Valve                         | 1   | ea   |
| Install 8" x 6" Tap & Valve                         | 2   | ea   |
| Install 8" line Stop                                | 0   | ea   |
| Install 8" Gate Valve                               | 1   | ea   |
| Install 6" Gate Valve                               | 2   | ea   |
| Install 6" DDCV                                     | 1   | ea   |
| Install Corp Stop                                   | 1   | ea   |
| Install 2" Meter Assembly                           | 1   | ea   |
| Install 2" RPZ                                      | 1   | ea   |
| Install Fire Hydrant                                | 2   | ea   |
| Install Bollards                                    | 8   | ea   |
| Remove Water Line                                   | 140 | lf   |
| Remove Accessories (Fire Hydrant, Meter, RPZ, etc.) | 5   | ea   |
| Install Bends & Fittings                            | 1   | ls   |
| Install Sample Point                                | 4   | ea   |
| Bacteriological Testing                             | 4   | ea   |
| Install Pipe Bedding                                | 49  | tons |

- \* *The proposed line stop is excluded due to lack of details. Once we receive the complete specifications, we can include it in our proposal.*
- \* *The above price assumes that the removal or relocation of the existing water meter and backflow shown on the plans will be replaced with the new 2" water meter and BFP. Any deviation from this assumption will be subject to a price adjustment.*

#### SEWER UTILITY WORK\*

**\$72,025.12**

|                                                       |     |      |
|-------------------------------------------------------|-----|------|
| Install 6" PVC Sewer                                  | 172 | lf   |
| Install 4" PVC Sewer                                  | 85  | lf   |
| Core Drill & Connect to Manhole                       | 2   | ea   |
| Cut & Cap FM Sewer Bypass                             | 0   | ea   |
| Install Cleanout Assembly                             | 9   | ea   |
| Remove Exist FM Vault                                 | 0   | ea   |
| Remove Sanitary Manhole                               | 1   | ea   |
| Install Bends & Fittings                              | 1   | ls   |
| Install Brick & Mortar As Required to Set Rims/Grates | 1   | ls   |
| Install Pipe Bedding                                  | 50  | tons |

- \* *The existing FM scope—including removal, relocation, bypass, vault work, and related items—is excluded and shall be performed by others.*
- \* *Relocation of the existing FM is excluded and is to be done by others.*

#### EARTHWORK & EROSION CONTROL\*

**\$645,034.17**

|                                                             |      |    |
|-------------------------------------------------------------|------|----|
| Remove Asphalt (Assuming 2" Thick)                          | 2812 | sy |
| Remove Concrete Pavement (Assuming 6" Thick & Unreinforced) | 689  | sy |
| Remove Curb (D Curb, F Curb & Gutter, etc.)                 | 1002 | lf |
| Remove Pavers (Sand Set)                                    | 526  | sy |
| Remove Chain Link Fence                                     | 216  | lf |

|                                              |      |    |
|----------------------------------------------|------|----|
| Clear & Grub Site (Landscape Areas)          | 525  | cy |
| Install Inlet Protection                     | 29   | ea |
| Fill & Rough Grade Site to Required Grades   | 2365 | cy |
| Cut & Rough Grade Site to Required Grades    | 2323 | cy |
| Stabilize & Finish Grade for Concrete        | 1851 | sy |
| Stabilize & Finish Grade for Landscape Areas | 2513 | sy |
| Stabilize & Finish Grade for Curbs           | 1446 | lf |
| Install & Finish Grade 8" Limerock Base      | 2531 | sy |

- \* The above price excludes all fill / cut and building pad base associated with the proposed building footprint areas. If needed.
- \* Demolition and clearing & grubbing for the Building footprint area is excluded from our scope of work. These activities will be performed by others.
- \* Above price excluded any work related with the (Generator, Transformer or IT MH ( and is to be done by others.
- \* Installation of the silt fence is excluded from this proposal and will be determined once the GC/Owner provides the final site plan identifying the areas to be protected.

#### ASPHALT PAVING ALLOWANCE\*

Install 2" Asphalt Type FC-9.5 (2 Lift)

**\$154,842.99**

2264 sy

#### CONCRETE PAVING ALLOWANCE\*

Install 6" Concrete Pavement w/WWM  
 Install 8" Concrete Pavement w/WWM for Pavers  
 Install D Curb (6" x 12")  
 Install F Curb & Gutter  
 Install Valley Gutter  
 Install ADA Tile

**\$278,335.89**

9906 sf  
 6750 sf  
 835 lf  
 74 lf  
 537 lf  
 60 sf

- \* Above price exclude any work related with the C-I-P Concrete gravity wall

### Project Total

**\$1,712,714.36**

#### ALTERNATES

|   |                                               |   |    |             |
|---|-----------------------------------------------|---|----|-------------|
| 1 | Permit Fees (Allowance)                       | 1 | ls | \$42,346.86 |
| 2 | Install (1) Construction Entrance (50' x 12') | 1 | ls | \$5,391.04  |

- \* The above pricing assumes the installation of the one construction entrance. Any changes to this assumption will be subject to a price adjustment.

#### UNIT RATES

|   |                               |                 |
|---|-------------------------------|-----------------|
| 1 | Replace Construction Entrance | \$6,601.33 / EA |
| 2 | Regrade Construction Entrance | \$2,614.08 / EA |

- \* Above pricing is assuming to remove & replace the rock within the existing construction entrance.
- \* Above pricing is inclusive of simply regrading, reusing, & cleaning up the existing rock within the construction entrance.

|                                                                                                                                                             |                      |               |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|---------------|
| 3                                                                                                                                                           | Off-Duty MOT Officer | \$101.25 / HR |
| * <i>RTC does not know what the city will require when it comes to Off-Duty Mot Officers, and therefore, cannot provide a lump sum price for this item.</i> |                      |               |

## NOTES

Paving scope is as per attached takeoff.

Temporary water meter and water source to be provided onsite by General Contractor.

Water meters are to be applied for by GC/Owner. City to provide and install water meter.

Geotechnical Report not provided. Current price is assuming that existing soils are suitable for the proposed construction.

Above price is assuming to install building pad before foundations excavations. Otherwise, current price is subject to change.

Concrete prices are assuming 3000 PSI, standard gray color, & unreinforced concrete unless stated differently in respective line item above. Any dowel on the concrete, pavement sealant and closed cell backer rod or any isolation joint in the concrete pavement are not included.

Pavement restoration is only inclusive of hot asphalt patch for disturbed trenches. Additional restoration requested by the city, if any, is subject to be performed at an additional cost ( TBD at time of repair).

Current price is assuming that all underground utilities will be installed from the deepest to the shallowest system to avoid possible conflicts. Otherwise, price will be adjusted as needed to incorporate additional costs associated to proper production rates inclusive of any conflicts between proposed underground utilities.

Current price is assuming 8" concrete slab for the pavers. Furnishing and installing pavers and bricks is excluded and to be done by others.

Current price is only inclusive of the relocation of the existing fire hydrants as shown on plans. If the city request the installation of new assemblies, price is subject to change.

Due to the current market situation, all paving and hardscape scope is included in this proposal as an allowance. Paving and hardscape scope is subject to final cost pricing within two months' time of scope commencement.

If proposed project site is adjacent to any FDOT roads, RTC's above price assumes that the Engineer of Record is applying for all applicable FDOT design permits.

Ram-Tech Construction does not assume liability or responsibility for costs arising out of design errors or omissions requiring additional work, materials, and/or design modifications.

Above price is assuming to re-use existing spoils excavated from the existing site as general backfill, any existing unforeseen material that is deemed unsuitable for general backfill will have to be disposed of and replaced at an additional cost.

Current price includes installation/maintenance/removal of Erosion Control devices as shown on the plans. Maintenance is included only for the time Ram Tech Construction is onsite performing contract scope and maintenance is defined as 1) regrading of existing construction entrance material (no new rock import), 2) adjustment to existing inlet protection, and 3) replacement of silt fence damaged by inclement weather.

Erosion Control measures damaged by others or needing replacement/repair while RTC is not onsite are subject to repair at an additional cost (Labor, Equipment, Material, etc.). Negligence is not considered part of maintenance. (Cost TBD at time of repair)

Pipe suppliers have been raising awareness about current and upcoming price increase on pipe and fittings (HDPE, DIP, and PVC). Due to the uncertainty of the situation, RTC reserves the right to review and adjust this proposal (as needed) before signing a final agreement for this project in order to incorporate any modifications to the material rates covered in this estimate.

As-builts to be provided will incorporate final conditions in conjunction with the proposed design elements (inverts, final elevations, station points, etc.). Elements not in the design files that require to be as-built for project closeout are subject to additional survey costs. Survey cost does not include any review fees charged by AHJ.

At the time that this proposal has been submitted the national diesel average price is \$3.561. Due to the constant volatility of diesel prices as of late, Ram-Tech reserves the right to review and adjust the proposal (as needed) before signing a final agreement for this project in order to provide an accurate and responsible estimate.

Any PVC pipe not in stock is subject to a minimum 6 months delivery timeline. Any DIP pipe not in stock is subject to 10 month delivery timeline. The aforementioned delivery timeframes are subject to change at the **MANUFACTURERS discretion.**

**INCLUDES**

Labor, Equipment, Material, Sales Tax, and Overhead/Profit for the specified work above.  
Multiple Mobilizations included. Unforeseen demobilizations requested by GC/Developer/Owner are subject to equipment freight charges (TBD at time of demobilization)

**EXCLUSIONS**

Contract language and/or notes in the plans/bid documents (including the Geotechnical Report) that contradicts the exclusions and notations noted within this proposal are excluded. Final scope is expected to adopt all agreed upon exclusions and notes shown on this proposal.

RTC does not provide NPDES monitoring and/or reports. Scope of work is strictly limited to installation and maintenance of the silt fence, construction entrance, and inlet protection. All reporting/monitoring is assumed to be done by others.

The above price excludes all striping scope of work until RTC receives the final striping plans.

Exfiltration/Infiltration Tests at proposed well boxes are excluded (if required).

Any State/Municipal Bonds, if required, are not included in the above price.

Payment & Performance Bond, if required, is not included in above price.

Maintenance & Restoration Bond, if required, is not included in above price.

Furnishing and installing pavers and bricks (if required) is excluded and to be done by others.

GPR and Soft Dig exploration, if required, to be performed at an additional cost.

Tree removal/relocation/protection (if any) is excluded and to be done by others.

Removal, relocation or protection of any light pole is excluded and to be done by others.

Any/All Proposed Landscape scope of work is excluded and to be done by others.

Asphalt leveling after milling and resurfacing the road (if required) is not included.

Off duty police officer (if needed) not included. To be billed additionally to GC as needed.

Price does not include MOT plans that are signed and sealed by a PE.

Dumpster enclosure (concrete pad, walls, bollards, etc.) is excluded and to be done by others.

Structural excavation (if any) is excluded and to be done by others. Spoils generated by structural excavation to be removed by others.

Dewatering for any work outside of Ram-Tech Construction, Inc. scope of work is excluded. Any/all dewatering permits (if applicable) are excluded. Discharge point to be provided onsite by General Contractor.

Any Submittal or As-Built review fees enforced by municipalities are excluded and to be paid for by GC/Owner.

RTC will not be responsible for paying the occupancy of any street parking due to the work to be performed on that area or for its use for maintenance of the traffic while working on the road.

|                                                                                                                                                                       |       |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|
| Bond cost for the base project total above is excluded but can be calculated at the following rate for a 1 year period:                                               | 1.20% |
| Ram-Tech Construction, Inc. is not liable nor responsible for any hazardous, toxic, or contaminated waste existing on-site.                                           |       |
| Ram-Tech Construction, Inc. to be supplied with horizontal/vertical control points, and CAD files for survey and as-built work.                                       |       |
| Ram-Tech Construction, Inc. includes processing permit documentation. Permit fees, Density & Proctor Fees, Water & Sewer Impact Fees, & any Lab Testing Not Included. |       |

We propose hereby to furnish material and labor to complete work in accordance with above specifications, for the sum of:

**One Million Seven Hundred Twelve Thousand Seven Hundred  
Fourteen Dollars and Thirty Five Cents**

**\$1,712,714.36**

All material is guaranteed to be specified. All work to be completed in a work - manlike manner according to standard practices. Any alteration or deviation from above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

**Authorized Signature**

\_\_\_\_\_

**Proposal is valid for 10 Days**

**Acceptance of Proposal** - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

**Signature**\_\_\_\_\_

**Date of Acceptance:**\_\_\_\_\_

**Title**\_\_\_\_\_



February 11, 2026

## CONTRACT PROPOSAL

**Project: Golden Beach Wellness Center REV1  
Terracina Ave. Town of Golden Beach  
John Bell Construction**

### SCOPE OF WORK

General Requirements \$ 89,263

Mobilization  
Survey/As-builts  
MOT  
Work Protection

Demolition \$ 110,444

Demo Concrete (Sidewalk)  
Demo Curb  
Demo Asphalt (2")  
Demo Pavers  
Remove Fence  
Remove Tree  
Remove Underground Structure  
Sawcut Asphalt & Concrete  
Demo Exist. WM  
Demo Fire Hydrant  
Loading & Hauling

Earthwork \$ 65,973

Clear and Grub  
Topsoil Disposal Offsite  
Site Grading  
Retention Area

Water \$ 115,423

PVC 8" WM  
PVC 6" WM  
PVC 2" WM  
Conn to Existing  
GV 8" WM  
GV 6" WM  
GV 2" WM  
Fire Hydrant  
Water Service 2"  
Water fittings  
Testing

|                                        |                                                                                                                                                                                                                         |    |         |
|----------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|---------|
| <u>Fire</u>                            |                                                                                                                                                                                                                         | \$ | 60,798  |
|                                        | DIP 6" WM<br>TS&V 8"X6"<br>GV 6" WM<br>DDCV 6"<br>Fire fittings<br>Testing                                                                                                                                              |    |         |
| <u>Sewer</u>                           |                                                                                                                                                                                                                         | \$ | 78,715  |
|                                        | 6" Cleanout<br>6" sdr26 Sewer<br>4" sdr26 Sewer<br>Sewer Fittings 6"<br>Conn to Exist. San.<br>Conn to Exist. Structure (Core & Drill)<br>Testing                                                                       |    |         |
| <u>Drainage</u>                        |                                                                                                                                                                                                                         | \$ | 196,120 |
|                                        | 16" DIP Drainage<br>18" DIP Drainage<br>15" PVC<br>8" PVC<br>6" PVC<br>3" PVC<br>Conn to Exist. Structure (Core & Drill)<br>Yard Drain<br>Manhole<br>Curb Inlet<br>Modify Structure Top<br>RWL Cleanout<br>RWL fittings |    |         |
| <u>Asphalt</u>                         |                                                                                                                                                                                                                         | \$ | 209,475 |
|                                        | Asphalt Standard Duty 2" Type S-III<br>8" Base Rock<br>12" Stabilized Subgrade                                                                                                                                          |    |         |
| <u>Concrete</u>                        |                                                                                                                                                                                                                         | \$ | 356,735 |
|                                        | 6" Conc.Sidewalk<br>Veh. Pavers ONLY BASE & SUBBASE<br>12" Stabilized Subgrade<br>Valley gutter 36"<br>8"x12" Header (thickened edge)                                                                                   |    |         |
| <u>Pavement Markings &amp; Signage</u> |                                                                                                                                                                                                                         | \$ | 30,600  |
|                                        | Striping & Signage                                                                                                                                                                                                      |    |         |



\*LABOR, MATERIALS, EQUIPMENT, AND INSTALLATION AS REQUIRED TO COMPLETE THIS SCOPE OF WORK

**Total Proposal Amount:                   \$     1,313,546**

**Alternate Proposal**

|        |                    |          |    |     |
|--------|--------------------|----------|----|-----|
| Alt. 1 | <u>Fill Import</u> | per load | \$ | 550 |
| Alt. 2 | <u>Fill Export</u> | per load | \$ | 400 |

**Exclusions:**

Material/Soil density testing  
Permit/Inspection Fees  
Payment/Performance Bond  
SWPPP Fees  
Landscaping  
Temporary Fence  
Paver Install  
Erosion Control  
Tree Protection  
Dewatering  
Structural Excavation/Backfilling  
Export of Excess Structural Fill  
Sheet Piling/Shoring  
Repairs to Exist. Sewer Main  
Underground Demo not shown on plans  
Soil Improvements/Demucking  
Truck washdown  
Milling & Resurfacing  
Off-Duty Police  
Electrical/ Demo Electrical Conduits, Wires, Fixtures, Power, Light poles

**Note:**

Water & Sewer utilities installed to 5' from the building footprint  
All Concrete assumed standard grey 3000 PSI (4000psi at Driveways)

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(Owner Acceptance)

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(Date)



# TOWN OF GOLDEN BEACH

100 Ocean Boulevard  
Golden Beach, FL 33160

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## MEMORANDUM

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**Date:** March 17, 2026

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

**From:** Alexander Diaz,   
Town Manager

**Subject:** Resolution No. 3064.26 – Approving a Contract with John Bell Construction for the Installation of Site Fencing, Padel and Basketball Courts.

Item Number:

8

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### **Recommendation:**

It is recommended that the Town Council adopt the attached Resolution No. 3064.26 as presented.

### **Background:**

Staff recommend that the Mayor and Town Council authorize the Town Manager to enter into a contract with John Bell Construction for the installation of the basketball court, padel court, pickleball court improvements, and associated fencing improvements at Reimagined Tweddle Park.

Approval of this item will allow the Town to proceed with the installation of the recreational courts and complete an important component of the park improvements.

As part of the Town's ongoing Wellness Center and Re-imagined Tweddle Park project, the Town previously entered into a construction contract with John Bell Construction for the development of the Wellness Center and related site improvements.

As part of the civil site work currently underway, John Bell Construction is preparing the areas of Tweddle Park where the recreational courts will be installed. This work includes grading, drainage improvements, and base preparation necessary for the installation of the courts. In addition, the contractor is addressing the damaged earthwork conditions around the existing pickleball court so that the surface can be properly repaired and restriped.

RE: Approving John Bell Contract for the installation of Padel and Basketball courts

Because the contractor is already performing the civil preparation work associated with these areas, staff believe it is both efficient and cost-effective for John Bell Construction to also complete the installation of the recreational courts as part of the same project.

### **Recreational Courts**

Staff is recommending that the Town Council authorize a proposal from John Bell Construction for the installation of the following recreational facilities at Tweddle Park:

- Complete the Repairs to the Pickell Ball Court (Paint and Stripe)
- Installation of (1) Jr-basketball court
- Installation of (1) padel court

### **Padel Court Selection**

Over the past several months, the Mayor, members of the Town Council, and Town staff have visited several padel facilities throughout South Florida to evaluate different court types and designs.

One of the courts that stood out during these visits was the padel facility at Turnberry Aventura, which provided an excellent example of the type of court the Town would like to install in Tweddle Park.

After identifying that facility as the preferred model, John Bell Construction worked directly with the same padel court manufacturer and installer responsible for the courts at Turnberry to ensure that the Town receives the same type and quality of court.

As a result, the proposed installation includes the same padel court system used at Turnberry, providing a high-quality recreational amenity for the Town.

### **Fencing Improvements and Design Modification**

During the final design review for the park improvements, staff worked with John Bell Construction to identify opportunities to reduce costs while maintaining the functionality and aesthetics of the project.

Originally, the design called for a masonry wall at the southern bump-out area associated with the padel court. Through coordination with the contractor, a more cost-effective solution was identified.

Instead of constructing a masonry wall, the project will now include:

- A 10-foot chain-link fence surrounding the padel court bump-out area
- Landscaping around the fencing to soften its appearance and integrate it into the park design

This modification provides the necessary enclosure for the padel court while resulting in an estimated cost savings of approximately \$80,000.

The proposal also includes several fencing components necessary for the park improvements:

- Dog park fencing, consisting of a 4-foot chain-link fence
- North side park boundary fencing, where the original design called for a Permacast precast wall

Due to soil and site conditions along the north side of the park, installation of the originally proposed Permacast wall is not feasible. Instead, the revised design will include:

- A retaining wall at the base
- A 6-foot chain-link fence above the retaining wall

This design solution addresses the site conditions while maintaining the required boundary and security for the park.

It is important to note that the Town did engage a variety of Firms to provide proposals for these recreational facilities (see attached).

### **Fiscal Impact**

Staff recommend authorizing a new contract with John Bell Construction for the installation of the basketball court, padel court, pickleball court improvements, and associated fencing required for the Re-imagined Tweddle Park project.

Because the contractor is already mobilized onsite and performing the civil work required to prepare these areas, utilizing the same contractor represents the most efficient and cost-effective method for completing the improvements.

Funding for this work is included within the Tweddle Park and Wellness Center capital improvement project budget not to exceed \$342,029.52.

**TOWN OF GOLDEN BEACH, FLORIDA**

**RESOLUTION NO. 3064.26**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF GOLDEN BEACH, FLORIDA, ENTERING INTO A CONTRACT WITH JOHN BELL CONSTRUCTION, INC. FOR THE INSTALLATION OF THE JUNIOR BASKETBALL COURT, PADEL COURT, PICKLEBALL COURT IMPROVEMENTS, AND ASSOCIATED FENCING IMPROVEMENTS AT THE RE-IMAGINED TWEDDLE PARK; 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 (the “Town”) wishes to engaged John Bell Construction, Inc. (“John Bell”) for construction services related to the Re-Imagined Tweddle Park Project (“the Project”); and

**WHEREAS**, John Bell currently serves as the contractor for the Town’s Wellness Center 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**, John Bell is already performing the civil preparation work associated with these areas including grading, drainage improvements and base preparation necessary for the installation of the new recreational facilities; and

**WHEREAS**, the Town Administration is recommending that we retain John Bell for the installation of the junior basketball court, padel court, pickleball court improvements, and associated fencing improvements at the Re-Imagined Tweddle Park; and

**WHEREAS**, the Town Council wishes to approve the Contract, attached to this Resolution as Exhibit A (the “Agreement”).

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

**Section 1. Recitals Adopted.** That each of the above stated recitals are hereby adopted, confirmed and incorporated herein.

**Section 2. Approval.** The Town Council hereby approves the Agreement, subject to the final approval of the Town Attorney as to legal sufficiency.

**Section 3. Waiver of Competitive Bidding.** The Town Council finds that compliance with the bid procedures within the Town Code is impractical and hereby waives such procedures in accordance with Section 2-275 of the Town Code.

**Section 4. Implementation.** The Town Mayor and Town Manager are hereby authorized to take any and all actions which are necessary to implement this Resolution.

**Section 5. Effective Date.** This Resolution shall become effective immediately upon adoption.

Sponsored by **Town Administration.**

The Motion to adopt the foregoing Resolution was offered by -  
\_\_\_\_\_, seconded by \_\_\_\_\_, and on roll call the following  
vote ensued:

|                                 |       |
|---------------------------------|-------|
| Mayor Glenn Singer              | _____ |
| Vice Mayor Jessie Mendal        | _____ |
| Councilmember Bernard Einstein  | _____ |
| Councilmember Judy Lusskin      | _____ |
| Councilmember Kenneth Bernstein | _____ |

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

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MAYOR GLENN SINGER

ATTEST:

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LISSETTE PEREZ  
TOWN CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

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STEPHEN J. HELFMAN  
TOWN ATTORNEY



To: Golden Beach - Tweddle Park

March 6, 2026

ATTN: Lissett Rovira

**Project Name: Turn-Key Solution for Pickleball Court Repairs, Padel and Basketball Courts**

**Scope of Work: Pickleball Court Repair**

- Remove and dispose of approximately 1800 SF of damaged court and asphalt
- Remove and dispose of existing base stone
- Cap existing well
- Supply and install 6" of ¾" base stone
- Laser-grade and compact base stone
- Supply and install 1 ½" of asphalt
- Allow asphalt to cure prior to surfacing activities
- Machine sand the court(s) to remove debris and minor imperfections
- Flood the court(s) and patch all areas holding water to 1/8 of an inch tolerance
- Squeegee two coats of sand filled acrylic resurfacer over the entire court surface
- Squeegee two coats of sand filled acrylic color over the entire court surface
- Restripe two pickleball courts

*This proposal is based upon the complete removal and replacement of the existing 6" of base stone underneath the proposed court area to be repaired. New base stone will be supplied and installed. Estimate is subject to change depending on the conditions of the existing base stone.*

*This proposal includes the resurfacing and restriping of the entire pickleball courts. This is recommended to ensure consistent color and striping. Resurfacing only the affected areas would lead to a color mismatch and an incomplete look.*

***Pickleball Court Repair Proposal: \$180,400.00***

**Legacy Sports Construction**

West Melbourne, FL 32904





**Scope of Work: Padel and Basketball Court**

- Mobilization and General Conditions
- Site Preparation and Erosion Control
- Demolition and grading for courts
- Excavate and Grade Retention Areas
- Supply and Install Drainage System
- Supply and Install Drainage Stone Base for Basketball and Padel Courts
- Supply and Install Concrete Pad for Padel Court
- Supply and Install Asphalt for Basketball Court
- Supply and Install Court Surface for Basketball Court
- Supply and Install Basketball Hoop Equipment
- Supply and Install Padel Court Equipment
- Clean up and restore disturbed area

**Padel and Basketball Court Proposal: \$348,450.00**

This proposal is based on the specific scope of work outlined in the document. Any additional items or work requested that are not covered in the scope of work will be quoted and billed additionally.

*If you agree with the scope of work and pricing outlined above and wish to proceed with our services, please have an authorized representative sign this Proposal in the designated spaces below and return a copy to us. Services will commence only upon receipt of the fully executed Proposal. Please note that the fees and timelines specified herein are valid for ninety (90) days from the date of this letter.*

**Acceptance of proposal: The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.**

**Date of Acceptance:** \_\_\_\_\_ **Signature:** \_\_\_\_\_

**Legacy Sports Construction**  
West Melbourne, FL 32904

# ESTIMATE

## Prepared For



Town of Golden Beach (Lisett Rovira)  
100 Ocean Blvd  
Golden Beach, FL 33160  
(305) 933-3825

### PRO PADEL SOLUTIONS

10580 NW 27TH ST, #F102-3  
DORAL, FL 33172  
Phone: (786) 737-0261  
Email: luis@propadel.solutions

Estimate # 15027  
Date 11/03/2025  
Expiration Date 11/29/2025

| Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Rate        | Quantity | Total              |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|----------|--------------------|
| <b>Basketball Court</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |             |          | <b>\$55,000.00</b> |
| 25' x 50' Modified Full-Court Basketball                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | \$55,000.00 | 1        | \$55,000.00        |
| Earthwork and Asphalt:<br>Mobilize material, equipment, and personnel.<br>Demo existing 36' x 70' pour in place rubber and playground equipment for disposal off-site.<br>Mark area and excavate to +/-1" of required subgrade.<br>Provide finished and compacted subgrade shaped to true and even lines.<br>Supply and install new base rock material compacted to 6".<br>Laser-grade base material to provide a 1% slope in one plane for proper drainage.<br>Apply a tac coat over the graded and compacted base material.<br>Pave court with Type S-III plant mix asphalt compacted to 1.5".                                                                                                  |             |          |                    |
| Equipment:<br>Supply and install (2) Heavy Duty "Gooseneck" playground basketball goal systems with "fan" style backboard.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |             |          |                    |
| Surfacing & Striping:<br>Pressure clean and power blow court as necessary to remove dirt and oil.<br>Flood the court area to locate and mark "birdbath" depressions holding water.<br>Patch depressions holding water greater than 1/16" after one hour in direct sunlight.<br>Apply (2) Coats of Acrylic Resurfacer (Site mixed) with sand to provide a uniform base.<br>Apply (2) Coats of Acrytech Colorguard (Site mixed) with sand to provide color and texture.<br>Locate and mark playing lines on the court surface.<br>Apply line primer to prepare the surface for heavy bodied textured acrylic latex line paint.<br>Paint 2" wide white modified full-court basketball playing lines. |             |          |                    |

#### PROVISIONS:

The Customer will provide all building and electrical permits required for the court construction or Pro Padel Solutions can pull all permits and surveys for the cost plus 20% of the permits and surveys. The Customer will maintain adequate access for vehicles and equipment to the job site, access to designated areas for material and equipment storage at the job site for the duration of the project, and access to power and water at the job site for construction purposes. The Customer will provide a construction ready site free of vegetation and underground obstacles. The Customer will keep all sprinkler systems off during acrylic application work and for 1 day following the completion of the work. Damages caused by a sprinkler system are the responsibility of the Customer and repairs will be billed as an additional expense to the Customer.

#### WARRANTY:

The Contractor provides a two-year warranty on workmanship and defects in materials. This warranty excludes normal wear-and-tear, physical abuse or neglect, and any other conditions beyond the contractor's control, such as sub-base settlement causing depressions on court, cracks, water vapor pressure bubbles, intrusion of weeds or grass, etc. Proper shoes must be worn on while on the court to avoid damage to the acrylic surface. This warranty shall become void upon the customer's failure to adhere and comply with the payment schedule.

|                    |                    |
|--------------------|--------------------|
| <b>Subtotal</b>    | <b>\$55,000.00</b> |
| <b>Total</b>       | <b>\$55,000.00</b> |
| <b>Deposit Due</b> | <b>\$13,750.00</b> |

#### Payment Schedule

|                                                         |             |
|---------------------------------------------------------|-------------|
| Deposit (25%)                                           | \$13,750.00 |
| Due upon commencement (25%)                             | \$13,750.00 |
| Deposit due upon installation of rock and asphalt (25%) | \$13,750.00 |
| Upon completion of the above-proposed work (25%)        | \$13,750.00 |

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**Notes:**

Surface Colors: Main Court Key\_\_\_\_\_ / Center Circle\_\_\_\_\_

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**OPTIONS:**

Alternate addition – Please initial to accept

Option 1: Cushion X Cushion Court – Add \$12,100.00\_\_\_\_\_

Supply the AcryTech Cushion X 4mm shock absorbing resilient base mat for reduced strain on the knees and back and finished with the Colorguard Flex acrylic surfacing system.

Option 2: Concrete slab base – Add \$2,500.00\_\_\_\_\_

Provide a 4" concrete slab base in place of the rock and asphalt base which includes additional acid wash and ACRY-Solve concrete primer, sealer, and water proofer.

Option 3: Additional fill and sod – Pricing to be determined upon site inspection.\_\_\_\_\_

Provide additional fill dirt and sod to the excavated playground area outside of the new basketball court.

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**CREDIT:**

If the Customer does not pay as agreed upon, the Contractor shall have the right to file a lien against the real estate for the value of completed work. No further work shall be accomplished if installment payments are not made at the time specified. Interest of 1.5 % per month will be charged on accounts past due.

\*Contractors Note: All work not specifically stated in this proposal is to be done by others. Prices are subject to change after thirty days or upon site inspection. The asphalt slab must cure for a minimum of 21 days prior to application of new acrylic surfacing system, The Contractor is not responsible for the replacement of sod, pavers, or any surfaces damaged during normal construction practices or gaining access to the construction site area.

# CONSTRUCTION SERVICES AGREEMENT

Parties: This Agreement is made between Pro Padel Solutions, hereinafter referred to as the "Contractor," and the "Client," hereinafter referred to as the "Client."

## 1. Scope of Work

Contractor agrees to provide residential and/or commercial construction services, including but not limited to repairs, renovations, roofing, plumbing, and electrical work, as specified and agreed upon by both parties.

## 2. Payment Terms

Client shall pay the Contractor the agreed-upon amount as invoiced. Payments not received within five (5) days after the due date are subject to a late fee of 3% per month of the outstanding balance.

## 3. Term and Completion

The Contractor will perform the work within a reasonable timeframe. Any estimated completion dates are subject to the conditions stated in this Agreement.

## 4. Force Majeure

The Contractor is not liable for delays or failures due to circumstances beyond their control, including severe weather, supply shortages, labor disputes, acts of God, or other unforeseen events. In such cases, the Contractor may extend the timeline accordingly.

## 5. Client Responsibilities

The Client shall provide access to the property, ensure safe working conditions, and secure any necessary permits or approvals required for the project. Failure to do so may result in project delays or additional costs, for which the Contractor is not liable.

## 6. Limitation of Liability

The Contractor's liability for any claim or damage arising out of this Agreement shall not exceed the total amount paid by the Client. The Contractor is not liable for any indirect, incidental, or consequential damages.

## 7. Warranties and Disclaimers

The Contractor warrants that all work will be performed in a professional manner. However, this warranty does not cover damages arising from external factors unrelated to the Contractor's work.

## 8. Governing Law

This Agreement shall be governed by the laws of the state of Florida.

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LUIS OSIO

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Town of Golden Beach (Lissett Rovira)

# ESTIMATE

## Prepared For



Town of Golden Beach (Lisett Rovira)  
100 Ocean Blvd  
Golden Beach, FL 33160  
(305) 933-3825

### PRO PADEL SOLUTIONS

10580 NW 27TH ST, #F102-3  
DORAL, FL 33172  
Phone: (786) 737-0261  
Email: luis@propadel.solutions

Estimate # 15028  
Date 11/03/2025

| Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Rate   | Quantity | Total         |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|----------|---------------|
| <b>Preliminary Works</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |        |          | <b>\$0.00</b> |
| Geotechnical Report/Soil Test                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | \$0.00 | 1        | \$0.00        |
| Professional geotechnical services to perform Standard Penetration Test (SPT) soil borings, laboratory testing, and engineering analysis to evaluate load-bearing capacity, compaction requirements, and overall suitability of the subgrade for reinforced concrete foundations. This scope includes mobilization, field work, and preparation of a stamped geotechnical report with foundation design recommendations. Results are required by the City and will guide the structural engineer in confirming beam depth, reinforcement, and infill requirements to ensure the perimeter slab can adequately support the padel courts. |        |          |               |
| (COMBINED WITH PERCOLATION TEST)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |        |          |               |
| - To be contracted by owner                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |        |          |               |
| PercolationTest                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | \$0.00 | 1        | \$0.00        |
| Soil percolation testing at a depth of 15 feet (South Florida Water Management District constant head, open hole method) to measure soil permeability and drainage capability. Findings will determine whether the existing subgrade provides sufficient natural infiltration or if supplemental drainage infrastructure (such as French drains or retention systems) will be required by the City as part of permitting. While not always required, percolation testing is considered best practice to anticipate municipal requirements and optimize long-term court performance.                                                     |        |          |               |
| (COMBINED WITH GEOTECHNICAL REPORT)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |        |          |               |
| - To be contracted by owner                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |        |          |               |

|        |        |   |        |
|--------|--------|---|--------|
| Survey | \$0.00 | 1 | \$0.00 |
|--------|--------|---|--------|

Surveyor will perform a Specific Purpose Survey to include the following: all existing improvements, property lines, platted easements, encroachments, public right-of-way and define true property corners for the subject parcel of land. The client must provide surveyor with an official recorded deed and/or title commitment. If an official recorded deed cannot be provided, surveyor will conduct a simple search of the public records. The client will be provided with a digitally signed PDF and/or a signed and sealed copy of the completed survey.

Elevation Certificate (if in a flood zone - included)

An Elevation Certificate is an important tool that documents your building's elevation. If you

live in a high-risk flood zone, you should provide an Elevation Certificate to your insurance agent to obtain flood insurance and ensure that your premium accurately reflects your risk.

- To be contracted by owner

## Construction \$44,795.00

|            |         |       |             |
|------------|---------|-------|-------------|
| Foundation | \$15.00 | 2,553 | \$38,295.00 |
|------------|---------|-------|-------------|

Reinforced perimeter beam, 35 cm × 35 cm minimum (≈ 14 in × 14 in), continuous, with porous concrete infill across the remaining slab area (typical 4–5 in thickness). Beam layout to align with court anchoring lines; final beam dimensions/reinforcement to be confirmed by structural engineer upon review of the geotechnical report and manufacturer shop drawings. Base footprint per court follows manufacturer's minimum 21 m × 11.5 m requirement (≈ 69 ft × 7 ft).

Per-court dimensions: 69 ft × 37 ft

Per-court area: 2,553 sq ft

Unit price: \$15.00 / sqft

Per-court foundation cost:  $2,553 \times \$15.00 = \$38,295$

Totals for 1 courts (independent slabs):

Total area: 2,553

Total foundation cost:  $2,553 \times \$15.00 = \$38,295$

Notes:

- Porous infill thickness may be adjusted by engineer based on geotechnical findings. (Standard Grading included, any elevation modification or extra work not included).
- If the city or percolation results require added drainage structures adjacent to the foundation, scope and pricing will be adjusted under the Drainage line (conditional).
- If courts are configured with shared edges, the engineer may propose shared or thickened beams between courts; any savings or changes would be reflected via plan revisions. Reinforced concrete perimeter beam (35x35cm minimum) with porous concrete infill across the remainder of

the slab area to ensure stability and proper water drainage. The porous concrete infill is typically

installed to a thickness of 10–12 cm, depending on soil conditions and engineering recommendations. Includes excavation, formwork, rebar, concrete pour, and finishing. Scope may be adjusted based on results of the Geotechnical Report.

- Foundation design is based on a standard rectangular layout and does not include additional concrete for entry or exit areas.
- Pricing for a flush-finish transition to grade (ground level) can be provided upon request



and confirmed based on site conditions.

#### Foundation — Disclaimers & Contingencies

- No final engineering yet. Foundation design/pricing are based on manufacturer minimums and industry standards; final beam sizes, reinforcement, and porous infill will be set by the structural engineer after reviewing the geotechnical/percolation reports and shop drawings. Price may change if engineered requirements differ.
- Subgrade requirements unknown. If soil bearing capacity, moisture, or percolation results require thicker sections, alternative mixes, undercuts, stabilization, or regrading, costs will be adjusted.
- Layout/geometry. Pricing assumes standard rectangular slabs with no added concrete for entry/exit areas or flush transitions to grade. Pricing for those options can be provided upon request once plans are finalized.
- Dependencies. If the City or engineer requires added drainage adjacent to the slab, that work will be priced under the Drainage line.

|            |            |   |            |
|------------|------------|---|------------|
| Electrical | \$6,500.00 | 1 | \$6,500.00 |
|------------|------------|---|------------|

Installation of underground conduits, wiring for LED court lighting.

Includes trenching, grounding, junction boxes, and integration into Saddlebrook's electrical system. This is a preliminary allowance subject to change, as no electrical engineering plans have been produced yet. Current costs are based on industry standards and previous comparable projects. A final price will be issued once stamped electrical plans are completed by the engineer.

100 lineal FT of total trenching at 20cm depth.

Price may be adjusted depending on location of existing electrical system and court placement.

#### Electrical — Disclaimers & Contingencies

- Preliminary allowance. Pricing is a budgetary estimate based on industry averages and comparable installations. There are no stamped electrical plans at this stage. Final price will be issued after engineering electrical drawings are completed, or—if work can proceed without drawings—once electrical system locations are verified on site.
- Existing infrastructure unknown. Connection points, panel capacity, conduit routing, grounding, and protection requirements remain to be confirmed. Any required upgrades, additional trenching, or extended conduit runs will be subject to price adjustment.
- Routing conditions. Trench lengths, conduit sizes, and depths are provisional; hardscape crossings, rock, or unforeseen utilities may alter installation methods and affect cost.
- Controls & integration. Integration with timers, lighting systems, or owner-provided equipment

|                           |  |  |                   |
|---------------------------|--|--|-------------------|
| <b>Project Management</b> |  |  | <b>\$3,500.00</b> |
|---------------------------|--|--|-------------------|

|                                           |            |   |            |
|-------------------------------------------|------------|---|------------|
| Project Management & Procurement Services | \$3,500.00 | 1 | \$3,500.00 |
|-------------------------------------------|------------|---|------------|

Comprehensive management of the project from procurement through installation. Includes coordination

with surveyors, geotechnical engineers, and city officials during the preliminary phase; oversight of permitting submissions and follow-ups (excluding permit fees, which are billed separately); scheduling and supervision of all work for foundation, electrical, and drainage works; coordination of international procurement and shipping of Reserve Padel courts; customs and logistics support; staging and storage planning; onsite coordination with Reserve's technical team for assembly and installation; cost tracking and reporting; and acting as the primary point of contact for

Seagate ownership to ensure quality control, schedule adherence, and issue resolution throughout the project.

#### Project Management & Procurement Services — Disclaimers & Contingencies

- Scope is management, not trade work. PM/Procurement covers coordination, scheduling, logistics, and oversight only; trade costs (foundation/electrical/drainage/etc.) are governed by their respective line items and may adjust per engineering and test results.
- Third-party dependencies. Lead times, freight, customs, inspections, and permitting reviews are outside our control and may affect schedule and handling costs.
- Exclusions. Permit/impact fees, record drawings, as-builts by others, testing by third parties, and owner-caused delays are excluded unless explicitly added.

### Padel Court

**\$83,250.00**

|                    |             |   |             |
|--------------------|-------------|---|-------------|
| Adidas AFP 165 USA | \$73,000.00 | 1 | \$73,000.00 |
|--------------------|-------------|---|-------------|

Supply and delivery of one Adidas AFP 165 USA padel court. Includes panoramic design with unobstructed

views, 165 MPH wind rating, high-strength steel structure, tempered glass panels, premium fixtures, and all necessary hardware. Court meets FIP and USPA standards and is designed for high-wind coastal environments.

|              |            |   |            |
|--------------|------------|---|------------|
| Installation | \$7,500.00 | 1 | \$7,500.00 |
|--------------|------------|---|------------|

Full installation of eight padel courts, including structural anchoring, glass panel mounting, turf surfacing, net systems, and all required finishing. This is a turnkey installation scope performed by experienced technicians in accordance with manufacturer guidelines and international padel standards.

Scope Includes:

- Base Preparation & Court Layout:
  - On-site verification of slab leveling and anchoring locations
  - Precise perimeter marking and hardware positioning for each court
- Steel Structure Assembly:
  - Installation of all structural metal components for each court
  - Adjustment, shimming, and fastening to ensure stability and alignment
- Glass Panel Installation:
  - Careful positioning and mounting of all tempered glass wall panels
  - Use of manufacturer-approved gasketing and anchoring hardware
  - Attention to safety, vibration control, and leveling
- Fencing & Access Gates:
  - Installation of welded wire mesh enclosures and top netting systems
  - Proper mounting and alignment of access doors
- Lighting System (If Applicable):
  - Pole mounting and fixture installation (client-provided)
  - Wiring and securing of light units, assuming circuits are pre-routed
- Turf Installation & Infill:
  - Placement, trimming, and bonding of synthetic turf
  - Application and leveling of silica/sand infill for consistent play surface
- Net System Setup & Finishing:
  - Anchoring of center net posts and tensioning of game nets
  - Final walkthrough, line marking verification, and quality control

Notes:

- Installation scope assumes all court components (structure, glass, turf, netting, and lighting) are client-supplied and available on-site prior to the start of installation
- Work will be performed in accordance with Federación Internacional de Pádel (FIP) and USPA standards
- Site must allow unobstructed access to each court location for equipment and crew
- Standard tools, labor, and equipment are included

Disclaimer:

This estimate assumes optimal site conditions as previously discussed and agreed upon. While the team will work efficiently and in parallel with other scopes (e.g., surface re-leveling), delays due to inclement weather, unexpected access restrictions, or client-related component availability may affect the installation timeline and potentially incur additional cost. We do not currently anticipate such issues, but they must be acknowledged as possible risks inherent to the project's logistical complexity.

|          |            |   |            |
|----------|------------|---|------------|
| Forklift | \$2,750.00 | 1 | \$2,750.00 |
|----------|------------|---|------------|

Description:

Weekly rental of essential machinery and equipment required for the installation of eight padel courts. This includes all handling, lifting, and transport tools necessary to move structural components, glass panels, turf rolls, and other heavy materials safely and efficiently on-site.

Scope Includes:

- Forklifts (Standard):
- For movement of heavy pallets, glass crates, and structural bundles
- For interior site transport where machinery access is restricted
- Turf Handling Tools:
- Roll carriers, tuggers, and carts designed for large synthetic turf spools
- Safety Barriers, Ramps, and Lifting Accessories:
- To ensure OSHA-compliant material handling in active work zones
- Fuel, Maintenance & Delivery/Pick-up Fees:
- Included as part of flat monthly rental cost

Rental Term:

- 07 days (1 week), calendar-based
- Includes buffer to accommodate weather-related or logistical delays

Notes:

- Equipment will be delivered prior to installation commencement and remain available throughout the project timeline
  - Pricing assumes continuous on-site availability with standard usage; overuse, damage, or idle extensions may incur separate charges as per supplier agreement
  - Any additional equipment found necessary will be discussed and quoted separately
- [APPROXIMATE AMOUNT BASED ON CURRENT MARKET PRICES]

|                                                                    |  |  |                    |
|--------------------------------------------------------------------|--|--|--------------------|
| <b>Logistics [PROVIDED BY ORTEGA SUPPLY CHAIN &amp; LOGISTICS]</b> |  |  | <b>\$34,495.00</b> |
|--------------------------------------------------------------------|--|--|--------------------|

|                                                |            |   |            |
|------------------------------------------------|------------|---|------------|
| Ocean Freight & Logistics – Spain to Miami, FL | \$6,500.00 | 1 | \$6,500.00 |
|------------------------------------------------|------------|---|------------|

Description:

Comprehensive ocean freight and forwarding logistics for international shipment of padel court

materials from Spain to Miami, FL. Estimated transit time is approximately 30–35 days.

Breakdown Includes:

- Ocean Freight + EXW Charges (1x40 OT HQ Containers)
- Subject to final sailing date and carrier availability
- Forwarding Fee
- Flat rate per shipment
- Cargo Insurance (0.75% of CIF Value): Not included in subtotal
- Subject to 5% deductible of the insured value
- Any Extra Charges at Origin/Destination: Not included
- To be billed separately if applicable

Notes:

- Pricing valid through end of November
- Insurance and incidental charges to be confirmed based on final CIF value and port conditions
- This line item does not include customs clearance or local delivery once cargo arrives at destination port

[PROVIDED BY ORTEGA SUPPLY CHAIN & LOGISTICS]

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|         |             |   |             |
|---------|-------------|---|-------------|
| Customs | \$20,000.00 | 1 | \$20,000.00 |
|---------|-------------|---|-------------|

Includes all import-related customs handling for one container shipment, based on an estimated commercial value of \$73,000. Covers import handling, ISF filing, brokerage fees, applicable U.S. customs duties and taxes, merchandise processing and harbor maintenance fees, as well as standard filing and documentation charges associated with customs clearance.

Disclaimer:

Tariff rates and import duties are subject to change at any time. This figure represents an estimate only, calculated using today's applicable rates and based on a \$73,000 commercial value (Adidas court model, which is among the higher-value options). The final customs costs will be confirmed only after the specific court model is selected and the purchase order and shipment are initiated. Actual charges may vary according to updated tariffs, exchange rate adjustments, or the final commercial value declared at import.

[PROVIDED BY ORTEGA SUPPLY CHAIN & LOGISTICS]

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|                          |            |   |            |
|--------------------------|------------|---|------------|
| Container Delivery Costs | \$2,500.00 | 1 | \$2,500.00 |
|--------------------------|------------|---|------------|

Includes line haul drayage and fuel surcharge, port handling, pre-pull coordination, overnight yard storage as needed, and live unload with standard waiting time allowance. Covers all logistics related to the transport and delivery of one open-top container to the project site at 100 Ocean Boulevard, Golden Beach, FL.

[PROVIDED BY ORTEGA SUPPLY CHAIN & LOGISTICS]

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|                        |            |   |            |
|------------------------|------------|---|------------|
| Unloading of Container | \$3,500.00 | 1 | \$3,500.00 |
|------------------------|------------|---|------------|

Comprehensive on-site unloading of one open-top container, including personnel, supervision, and handling of materials to designated staging area. Work is performed under normal weekday conditions and excludes any overtime, weekend, or holiday premiums.

[PROVIDED BY ORTEGA SUPPLY CHAIN & LOGISTICS]

|                     |            |   |            |
|---------------------|------------|---|------------|
| Machinery to Unload | \$1,995.00 | 1 | \$1,995.00 |
|---------------------|------------|---|------------|

Provision and operation of telehandler or crane equipment required for unloading activities. Includes setup, safe handling, and removal of lifting equipment upon completion.

[PROVIDED BY ORTEGA SUPPLY CHAIN & LOGISTICS]

|                 |                     |
|-----------------|---------------------|
| <b>Subtotal</b> | \$166,040.00        |
| <b>Total</b>    | <b>\$166,040.00</b> |

**Notes:**

Pricing to be confirmed upon completion of engineering plans and material order.  
 Timeline: 90-120 days from approval.  
 Prepared by Pro Padel Solutions | October 30, 2025 | For Town of Golden Beach.

General Note / Disclaimer

All pricing shown throughout this estimate is preliminary and subject to verification upon initiation of each project phase. Final costs can only be confirmed once all critical technical and logistical prerequisites have been completed, including but not limited to:

- Geotechnical and percolation testing, to determine soil bearing capacity, permeability, and foundation requirements.
- Engineering plan completion and structural review, confirming beam design, reinforcement, and anchoring details.
- Survey and elevation certification, ensuring accurate site data for permitting and construction.
- Logistics coordination and shipping processes, including freight scheduling, customs clearances, and delivery arrangements.
- Site access verification and permitting approvals, as required by municipal and regulatory authorities.

All rates and fees listed herein—particularly those related to logistics, customs, ocean freight, and installation support—are based on current market conditions and may fluctuate due to changes in tariffs, carrier availability, material costs, or fuel pricing.

No quoted price shall be deemed binding until the final purchase order, engineering approvals, and geotechnical results have been received and confirmed in writing. Any adjustments resulting from these processes will be documented through formal revision prior to project execution.

No

## CONSTRUCTION SERVICES AGREEMENT

Parties: This Agreement is made between Pro Padel Solutions, hereinafter referred to as the "Contractor," and the "Client," hereinafter referred to as the "Client."

### 1. Scope of Work

Contractor agrees to provide residential and/or commercial construction services, including but not limited to repairs, renovations, roofing, plumbing, and electrical work, as specified and agreed upon by both parties.

### 2. Payment Terms

Client shall pay the Contractor the agreed-upon amount as invoiced. Payments not received within five (5) days after the due date are subject to a late fee of 3% per month of the outstanding balance.

### 3. Term and Completion

The Contractor will perform the work within a reasonable timeframe. Any estimated completion dates are subject to the conditions stated in this Agreement.

### 4. Force Majeure

The Contractor is not liable for delays or failures due to circumstances beyond their control, including severe weather, supply shortages, labor disputes, acts of God, or other unforeseen events. In such cases, the Contractor may extend the timeline accordingly.

### 5. Client Responsibilities

The Client shall provide access to the property, ensure safe working conditions, and secure any necessary permits or approvals required for the project. Failure to do so may result in project delays or additional costs, for which the Contractor is not liable.

### 6. Limitation of Liability

The Contractor's liability for any claim or damage arising out of this Agreement shall not exceed the total amount paid by the Client. The Contractor is not liable for any indirect, incidental, or consequential damages.

### 7. Warranties and Disclaimers

The Contractor warrants that all work will be performed in a professional manner. However, this warranty does not cover damages arising from external factors unrelated to the Contractor's work.

### 8. Governing Law

This Agreement shall be governed by the laws of the state of Florida.

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Town of Golden Beach (Lissett Rovira)



WE STRIVE TO BE SET APART

[JOHNBELLCONSTRUCTION.COM](http://JOHNBELLCONSTRUCTION.COM)

PROJECT NAME: Padel and Basketball Courts

PROPERTY ADDRESS: 1 Golden Beach Drive, Golden Beach, FL 33160

O. 305 458 5666 | [INFO@JOHNBELLCONSTRUCTION.COM](mailto:INFO@JOHNBELLCONSTRUCTION.COM)  
4000 SW 60<sup>th</sup> Ct., Miami, FL 33155  
[JOHNBELLCONSTRUCTION.COM](http://JOHNBELLCONSTRUCTION.COM)



# EXHIBIT A: PROPOSAL



## EXHIBIT A: Proposal

03/10/2026

**Town of Golden Beach**

100 Golden Beach Drive, Golden Beach, FL 33160

**Attn:** Alexander Diaz

**Phone:** 786-236-4211

**Project Name:** Padel and Basketball Courts

**Project Address:** 1 Golden Beach Drive, Golden Beach, FL 33160

John Bell Construction, Inc. hereby proposes to furnish and install the scopes listed in Exhibit 'A' of this Proposal for the commercial renovation project located at the address above, as per the "Project Scope" listed and dated in the Drawing Log (shown on the following page).

**Total Estimate:**.....\$342,029.52

**Payment Terms per John Bell Construction, Inc.:**

- Percentage of completion based on agreed upon Schedule of Values.

This proposal is valid for a period of no more than thirty (30) days. Please be sure to review and consider Exclusions on pages to follow. Should you require any clarifications or have any questions, please do not hesitate to contact us at (305) 458-5666.

John Bell Construction, Inc.: \_\_\_\_\_ Client: \_\_\_\_\_

\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_  
\_\_\_\_\_/\_\_\_\_\_



# DRAWING LOG FOR PROPOSAL

(10.31.25) – Cover Sheet, G-01, C-01, C-02, C-03, C-04.

\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_

\_\_\_\_\_/\_\_\_\_\_



## Scope of Work

### **Division 01 – General Requirements**

1. Provide all labor, supervision, coordination, equipment, and incidentals necessary for the construction of the padel and basketball courts.

Includes:

- Coordination with civil and electrical trades
- Scheduling and sequencing of court vendors
- Submittal coordination
- Protection of adjacent improvements
- Final cleaning of work areas

### **Division 03 – Concrete**

1. Padel Court Slab

Provide reinforced concrete slab including:

- Layout and formwork
- Reinforcing steel
- Concrete placement and finishing
- Control joints
- Slab tolerances coordinated with padel manufacturer requirements

### **Division 11 – Equipment**

1. Padel Court System

Provide complete padel court system including:

- Structural cage
- Tempered glass panels
- Synthetic turf playing surface
- Net system
- Court lighting fixtures mounted to structure
- Manufacturer accessories

2. Basketball Equipment

\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_

\_\_\_\_\_/\_\_\_\_\_



Provide basketball goal system including:

- Backboard and rim
- Support structure
- Containment netting

## **Division 32 – Exterior Improvements**

### **1. Basketball Court**

Construct basketball court including:

- Subbase and asphalt paving
- Acrylic surfacing system
- Game striping
- Surface leveling and patching

### **2. Chain Link Fence**

Construct chain link fence includes:

- 71 liner feet of 10'-0" black chain link fence (padel court perimeter wall)
- 193 liner feet of 6'-0" black chain link fence (top of gravity wall)
- 425 liner feet of 4'-0" black chain link fence with (2) 4'-0" gates (dog park fence)

### **Notes:**

- This scope of work cannot commence until all sitework, including electrical sitework is completed
- Slab thickness, reinforcement, and joint layout per padel vendor technical requirements.

\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_



## NOT INCLUDED IN BID AMOUNT

1. Permit Fees.
2. Managing owner-provided Subcontractors and Vendors.
3. Electrical work is not included in this proposal as electrical site plans for the court areas have not yet been issued. Electrical scope, including power distribution, conduits, wiring, fixtures, controls, and connections, will be addressed upon receipt of the electrical plans.

# EXHIBIT B: COST BREAKDOWN



| Scope of Work                                            |                                                              | Proposed Cost | per Unit     | Units | UOM       |
|----------------------------------------------------------|--------------------------------------------------------------|---------------|--------------|-------|-----------|
| <b>1 - General Conditions &amp; General Requirements</b> |                                                              | \$ 95,432.00  |              |       |           |
|                                                          | Temp Toilet                                                  | \$ 650.00     | \$ 325.00    | 2     | Per Month |
|                                                          | JBC & Safety Signage                                         | \$ 950.00     | \$ 950.00    | 1     | LS        |
|                                                          | Estimating                                                   | \$ 3,000.00   | \$ 3,000.00  | 1     | LS        |
|                                                          | Superintendent                                               | \$ 20,832.00  | \$ 10,416.00 | 2     | Per Month |
|                                                          | Project Manager                                              | \$ 17,500.00  | \$ 8,750.00  | 2     | Per Month |
|                                                          | Project Accountant                                           | \$ 1,000.00   | \$ 500.00    | 2     | Per Month |
|                                                          | Surveying                                                    | \$ 20,000.00  | \$ 20,000.00 | 1     | LS        |
|                                                          | Equipment Rental - Bobcat                                    | \$ 3,000.00   | \$ 1,500.00  | 2     | Per Month |
|                                                          | Job Site Dumpster (Project Duration)                         | \$ 5,000.00   | \$ 500.00    | 10    | Loads     |
|                                                          | Miscellaneous Self-performed JBC Labor (Duration of Project) | \$ 9,000.00   | \$ 900.00    | 10    | Crew/Day  |
|                                                          | Punch Out - Self Performed JBC Labor                         | \$ 4,500.00   | \$ 900.00    | 5     | Crew/Day  |
|                                                          | Post-construction Final Cleaning                             | \$ 10,000.00  | \$ 10,000.00 | -     | LS        |



# PROPOSAL

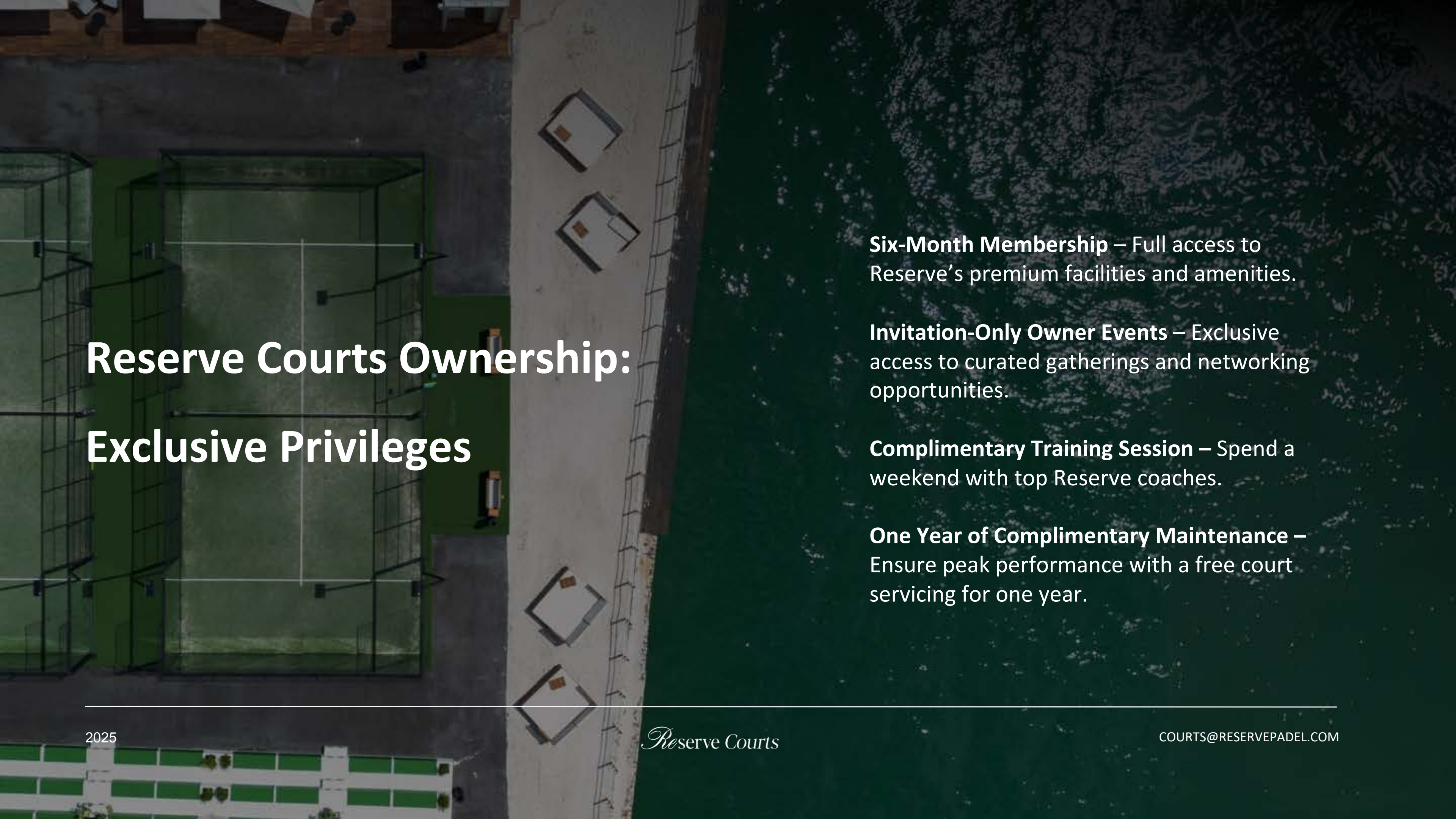
Town of Golden Beach  
100 Ocean Boulevard, Golden Beach  
26/10/2025  
Lissett Rovira  
Eric Garcia  
[Lrovira@goldenbeach.us](mailto:Lrovira@goldenbeach.us)  
[EGarcia@goldenbeach.us](mailto:EGarcia@goldenbeach.us)

*Reserve Courts*

# PADEL COURTS BEYOND LIMITS

With extensive global experience in padel court construction, Reserve combines cutting-edge technology with expert craftsmanship to set a new standard. Each court is a testament to innovation, precision, and performance.





# Reserve Courts Ownership: Exclusive Privileges

**Six-Month Membership** – Full access to Reserve's premium facilities and amenities.

**Invitation-Only Owner Events** – Exclusive access to curated gatherings and networking opportunities.

**Complimentary Training Session** – Spend a weekend with top Reserve coaches.

**One Year of Complimentary Maintenance** – Ensure peak performance with a free court servicing for one year.

# Unleash the full experience with our end-to-end services.



## Consulting

We excel in profitable investment management, providing comprehensive consulting while closely collaborating with our clients.



## Customization

Fully customize your padel court with our wide range of technical possibilities, creating an exclusive and unforgettable experience for players.



## Civil Work

Our Engineering and Architecture team handles everything from project drafting to execution, ensuring a seamless construction experience.



## Installation

With meticulous attention to detail, we ensure that every installation is executed with utmost professionalism and precision.



## Maintenance

We provide diverse maintenance agreements to meet every requirement, ensuring that courts are well maintained and kept in pristine condition.



## Manufacturing

Discover industrial excellence with Padel Technologies' precision-engineered courts from our advanced factory.



# Reserve Full Vision Court Proposal



| Concept – Reserve Full Vision Padel Court Model                                                                                          |                       |
|------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|
| 12mm tempered glass                                                                                                                      |                       |
| Green turf with R                                                                                                                        |                       |
| LED 500 lighting                                                                                                                         |                       |
| Transportation and unloading included - Transport included from our facilities to the exact location (unloading equipment included)      |                       |
| Assembly included - Our assembly team will install the courts in the site location (installation equipment and garbage removal included) |                       |
| Total                                                                                                                                    | \$61,000.00 USD/COURT |

\*Not included: slab and electrical works, licenses and permits and taxes.  
\*\*All prices are subject to change due to fluctuations in material or component prices.

\*\*\*Transport and installation prices may change during the year.



# Reserve Full Vision Design Features



**'R' Branding on Turf**



**'R' Branding on Cage**



**Reserve Branded Net**



**Reserve Trim**



**Reserve Entrance Covers (black or white)**



**Reserve Net Posts Covers (black or white)**

# Proposal Approval

PAYMENT CONDITIONS FOR 1 COURT PROJECT

85% at acceptance of the order \$51,850.00 USD

15% at completion of the job \$9,150.00 USD

TOTAL \$61,000.00 USD

Client signature:

Agree at \_\_\_\_\_ 2025

\*Signing this agreement, the customer accepts the General Conditions of Selling from Padel Technologies Europa S.L. and the final budget given within this document.

\*\*Offer is valid 30 days after the issue day

# *Reserve Courts*

COURTS@RESERVEPADEL.COM

+1 (786) 865-9167





# TOWN OF GOLDEN BEACH

100 Ocean Boulevard  
Golden Beach, FL 33160

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## MEMORANDUM

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**Date:** March 17, 2026

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

**From:** Alexander Diaz,  
Town Manager

**Subject:** Resolution No. 3065.26 – Authorizing the Town Manager to  
Initiate Contract Negotiations for the Procurement of Fitness  
Equipment for the Town's Wellness Center.

Item Number:

9

---

### **Recommendation:**

It is recommended that the Town Council adopt the attached Resolution No. 3065.26 as presented.

### **Background:**

On January 20, 2026, the Town Council approved Resolution No. 3051.26, authorizing the Town to issue a Request for Proposals (RFP) for the procurement and installation of fitness equipment for the Wellness Center.

Following Council approval, the Town issued the solicitation and invited qualified vendors specializing in commercial fitness equipment and facility design to submit proposals.

### **Bid Process**

The Town's procurement process resulted in the receipt of three (3) proposals from the following firms:

- Heartline Fitness / LIVunLtd
- Matrix Fitness
- Life Fitness

Each proposal included equipment specifications, layout concepts, service commitments, warranties, and pricing for the supply and installation of commercial fitness equipment for the Wellness Center.

## Overview of Proposals

### Heartline Fitness / LIVunLtd

Heartline Fitness submitted the lowest-cost proposal, with a total price of approximately \$237,075.

Their proposal included a mix of commercial equipment manufacturers, providing a combination of cardio and strength equipment designed to accommodate a variety of fitness levels and workout preferences. The proposal emphasizes flexibility in equipment selection and offers a cost-effective approach to equipping the Wellness Center.

### Matrix Fitness

Matrix Fitness submitted a proposal totaling approximately \$276,469 for its standard equipment package.

The Matrix proposal includes a fully integrated equipment system manufactured by Matrix Fitness and emphasizes modern equipment design, technology integration, and a cohesive equipment platform for cardio and strength training.

### Life Fitness

Life Fitness submitted the highest-cost proposal, totaling approximately \$313,345.

Life Fitness is a nationally recognized manufacturer of commercial fitness equipment and proposed a comprehensive equipment package including Life Fitness cardio equipment and Hammer Strength strength equipment. The proposal provides a broad selection of machines and equipment designed for commercial fitness environments.

### Selection Committee Review

To assist in evaluating the proposals, the Town established a Wellness Center Advisory Committee consisting of staff and individuals involved in the development of the Wellness Center.

The Advisory Committee met to review the proposals and evaluate them based on several criteria, including:

- Number of equipment stations provided
- Variety of equipment offered
- Usability and functionality of the equipment

RE: Authorizing the Town Manager to Initiate Contract Negotiations for Fitness Equipment

- Durability and reputation of the equipment manufacturers
- Service and maintenance support
- Overall value to the Town

Following its review, the committee ranked the proposals and provided a recommendation to the Town Manager regarding the firms they believed best met the Town's needs.

After reviewing the proposals and considering the committee's recommendation, I have determined that two of the proposals present unique opportunities for the Town in terms of equipment offerings, usability, and overall approach to outfitting the Wellness Center.

For this reason, I have invited Life Fitness and LIVunLtd (Lifestyle Fitness) to attend tonight's Council meeting and provide presentations regarding their proposals.

Both firms offer distinct equipment platforms and approaches to the Wellness Center, and I believe it would be beneficial for the Town Council to hear directly from the vendors before a final decision is made.

Rather than making a final recommendation to the Council at this time, I am providing Council the opportunity to:

- Review the proposals
- Hear presentations from the two finalist vendors
- Consider the recommendation of the Selection Committee

Following the presentations, the Council may choose to:

Authorize the Town Manager to begin contract negotiations with one of the vendors, or

Reject the proposals and direct staff to re-solicit bids or pursue an alternative procurement process

The Wellness Center represents an important amenity for the Town and its residents. The equipment selected through this procurement will play a significant role in shaping the overall experience and functionality of the facility.

I look forward to the Council's discussion and direction regarding the next steps in this procurement process.

**TOWN OF GOLDEN BEACH, FLORIDA**

**RESOLUTION NO. 3065.26**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF GOLDEN BEACH, FLORIDA, RANKING AND AUTHORIZING THE TOWN MANAGER TO INITIATE CONTRACT NEGOTIATIONS FOR PROCUREMENT OF FITNESS EQUIPMENT FOR THE TOWN'S WELLNESS CENTER; PROVIDING FOR IMPLEMENTATION AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, on January 22, 2026 the Town of Golden Beach (the "Town") issued a Request for Proposals (the "RFP") requesting qualified firms to submit their proposals for gym equipment and installation for the Town's Wellness Center; and

**WHEREAS**, on or before the submittal deadline of March 3, 2026 three qualified firms responded to the RFP; and

**WHEREAS**, on March 10, 2026, the Town through an independent advisory committee conducted discussions with each of the qualified firms and at that conclusion scored/ranked each of the three firms in accordance with the scoring criteria published in the RFP, providing a recommendation to the Town Manager; and

**WHEREAS**, the Town Manager invited Life Fitness and LIVunLtd (Lifestyle Fitness) to present their proposal to the Town Council in order to allow the Council to fully evaluate the equipment offerings and approaches presented by the vendors; and

**WHEREAS**, the Town Council desires to consider the presentations and determine whether to authorize negotiations with one of the vendors or pursue an alternative procurement approach; and

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

**Section 1. Recitals Adopted.** That each of the above-stated recitals is hereby adopted and confirmed.

**Section 2. Selection/Ranking.** The Town Council hereby selects the following firms and ranks them in the following order:

1. \_\_\_\_\_
2. \_\_\_\_\_

**Section 3. Implementation.** The Town Manager and Town Mayor are hereby authorized to immediately commence negotiation of a contract with \_\_\_\_\_ as the first ranked firm and to attempt to reach a final agreement with that firm for presentation to the Town Council. If negotiations are unsuccessful, the Town Manager and Town Mayor are then instructed to terminate negotiations and attempt to reach an agreement with the second-ranked firm.

**Section 4. Effective Date.** This Resolution shall be effective immediately upon adoption.

The Motion to adopt the foregoing resolution was offered by \_\_\_\_\_, seconded by \_\_\_\_\_, and on roll call the following vote ensued:

|                                 |       |
|---------------------------------|-------|
| Mayor Glenn Singer              | _____ |
| Vice Mayor Jessie Mendal        | _____ |
| Councilmember Judy Lusskin      | _____ |
| Councilmember Kenneth Bernstein | _____ |
| Councilmember Bernard Einstein  | _____ |

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

---

MAYOR GLENN SINGER

ATTEST:

---

LISSETTE PEREZ  
TOWN CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

---

STEPHEN J. HELFMAN  
TOWN ATTORNEY

# PROPOSAL

---

Kelly



**LIV**unLtd

COVER PAGE: Town of Golden Beach || RFP# 2023-002

FROM: Heartline Fitness DBA LIV UnLtd

DUE: 3 March, 2026

SUBMISSION BY: Kelly Spivey, Territory Manager for Florida

Please accept our formal proposal for the following ***Scope of Work***:

**Facility Design and Space Planning.** You will see a proposed layout with dedicated training zones for Cardio, Strength Circuit, Freeweights and Functional Training. Careful consideration was paid to safety and flow as well as ADA-compliance.

**Equipment Selection and Installation.** We chose premium, full-commercial brands that are commonly found in big box gyms like Golds Gym and Crunch, YMCAs, colleges and universities. We have access to most major brands but recommend StarTrac cardio and Hoist Strength. You will also see Precor, Nautilus, TRX – name brands known to all. We also included a dedicated recovery/core area. The “Yoga” room is envisioned as a “Flex Space”. The open area is conducive to group fitness, including Yoga, but also 1:1 personal training, small group training, or an individual can go into the flex space and do their own workout. Mobile apps are popular and we see users performing workouts with their smartphone and virtual trainers.

Installation on the second floor requires a skilled, dedicated team. The larger pieces of equipment will have to be assembled on site. Our team leader has been providing installation services for decades and his installers are pros!

**Technology Integration.** The cardio consoles are equipped with touchscreen technology. Users have access to virtual trainers, scenic routes, pre-set fitness programs, and a variety of streaming services, including Netflix, YouTube, and Pluto TV. The gym member can use their smartwatch to synch with each piece of cardio. The facility can put “banners” on the console with announcements, inspirational sayings, etc. Asset tracking is available through Ecofit.

**Maintenance, Service and Warranties.** Please see the attached Preventive Maintenance Agreement and Scope of Work. We recommend monthly visits to ensure all equipment is working properly. Our team is factory trained and authorized to work on all brands of fitness equipment. LIV UnLtd has the largest service team in the country. Our service workorder system is fully automated and a technician can usually be on site within 24-48 hours. We only use OEM parts from the manufacturer on all repairs. The warranty information on all the equipment is attached on the Excel spreadsheet. Extended warranties are available to take coverage to a full 5-years parts and labor.



**Acquisition Options:** The outright purchase of the equipment is on the Bid Documents. Leasing options are also included in this packet. (Fair Market Value and \$1 Buyout). There is a hybrid option available which is also common: FMV on the cardio and \$1BO on the strength. This is a great option for busy facilities that want to turn their cardio around every 5 years.

Heartline Fitness was founded in 1983 and has become the largest fitness dealer in North America. Some of the growth occurred organically while some occurred by acquisition. Advantage Sport and Fitness was the most recent acquisition.

This is a significant investment with a lot of moving parts. I've opted to include a slide deck because it is hard to tell a good story on a cover letter. I am available by phone or email.

I will be your account manager, as I oversee all of Florida. We have a team of 160+ employees so your account will be managed by 12-15 other team members, including senior leadership.

[Kspivey@LIVUnLtd.com](mailto:Kspivey@LIVUnLtd.com)

Mobile: 813-410-4413



**Town of Golden Beach**  
**100 Ocean Blvd.**  
**Golden Beach, FL 33160**  
**Phone 305-932-0744**  
**Fax 305-933-3825**  
[www.Goldenbeach.us](http://www.Goldenbeach.us)

### **RFP # 2026-002: Gym Equipment and Installation**

The Town of Golden Beach is seeking proposals from qualified and experienced fitness equipment firms to provide **comprehensive design, equipment procurement, installation, and ongoing maintenance services** for a new fitness facility. The proposed facility will occupy approximately **5,000 square feet of open floor space** and is intended to support a wide range of users, fitness levels, and training modalities.

The selected firm will be expected to deliver a **turnkey solution**, including space planning, equipment selection, technology integration, warranties, maintenance services, and flexible acquisition options.

#### **Scope of Work**

Proposing firms shall provide a complete and integrated solution that includes, but is not limited to, the following components:

##### **1. Facility Design and Space Planning**

- Development of a **functional, open-concept floor plan** optimized for approximately 5,000 square feet. ✓
- Equipment and activity areas shall be **zoned by purpose and user flow**, ensuring safe, efficient circulation throughout the space. ✓
- Consideration should be given to visibility, accessibility, supervision, and adaptability for future programming needs. ✓
- Design shall comply with all applicable safety standards, accessibility requirements, and industry best practices. ✓

##### **2. Equipment Selection and Installation**

- Provision of **commercial-grade fitness equipment** appropriate for a multi-user environment. ✓
- Equipment zones may include, but are not limited to:
  - Cardiovascular training ✓
  - Strength training (selectorized and/or free weights) ✓
  - Functional training and open training space ✓
  - Stretching, mobility, and recovery areas ✓
- All equipment shall be new, of high quality, and designed for durability, safety, and ease of use. ✓
- Delivery, assembly, and installation shall be included as part of the proposal. ✓

COVER PAGE: Town of Golden Beach || RFP# 2023-002

FROM: Heartline Fitness DBA LIV UnLtd

DUE: 3 March, 2026

SUBMISSION BY: Kelly Spivey, Territory Manager for Florida

Please accept our formal proposal for the following ***Scope of Work***:

**Facility Design and Space Planning.** You will see a proposed layout with dedicated training zones for Cardio, Strength Circuit, Freeweights and Functional Training. Careful consideration was paid to safety and flow as well as ADA-compliance.

**Equipment Selection and Installation.** We chose premium, full-commercial brands that are commonly found in big box gyms like Golds Gym and Crunch, YMCAs, colleges and universities. We have access to most major brands but recommend StarTrac cardio and Hoist Strength. You will also see Precor, Nautilus, TRX – name brands known to all. We also included a dedicated recovery/core area. The “Yoga” room is envisioned as a “Flex Space”. The open area is conducive to group fitness, including Yoga, but also 1:1 personal training, small group training, or an individual can go into the flex space and do their own workout. Mobile apps are popular and we see users performing workouts with their smartphone and virtual trainers.

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I will be your account manager, as I oversee all of Florida. We have a team of 160+ employees so your account will be managed by 12-15 other team members, including senior leadership.

[Kspivey@LIVUnLtd.com](mailto:Kspivey@LIVUnLtd.com)

Mobile: 813-410-4413



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
10/29/2025

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

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

|                                                                                                                       |  |                                                                                                                                                                                                                                            |  |
|-----------------------------------------------------------------------------------------------------------------------|--|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>PRODUCER</b><br>MARSH USA LLC.<br>100 North Tryon Street, Suite 3600<br>Charlotte, NC 28202                        |  | <b>CONTACT</b><br>NAME: Danielle Marinello<br>PHONE (A/C, No, Ext): 480 745 6216<br>FAX (A/C, No):<br>E-MAIL ADDRESS: danielle.marinello@marsh.com                                                                                         |  |
| CN102987930-Heart-GAWU-25-26 H-Sys                                                                                    |  | <b>INSURER(S) AFFORDING COVERAGE</b>                                                                                                                                                                                                       |  |
| <b>INSURED</b><br>Heartline Fitness Products, Inc.<br>dba LIVunLtd<br>7520 Standish Pl Ste 250<br>Rockville, MD 20855 |  | <b>INSURER A:</b> Travelers Indemnity Co Of America<br><b>INSURER B:</b> Charter Oak Fire Insurance Company<br><b>INSURER C:</b> Travelers Property Casualty Co. of America<br><b>INSURER D:</b><br><b>INSURER E:</b><br><b>INSURER F:</b> |  |
|                                                                                                                       |  | <b>NAIC #</b><br>25666<br>25615<br>25674                                                                                                                                                                                                   |  |

**COVERAGES** **CERTIFICATE NUMBER:** ATL-006107603-01 **REVISION NUMBER:** 0

THIS IS TO CERTIFY THAT 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 CERTIFICATE 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.

| INSR LTR | TYPE OF INSURANCE                                                                                                                                                                                                                                                                                                   | ADDL SUBR INSD WVD                           | POLICY NUMBER                                                                   | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS                                                                                                                                                                                                                                   |
|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|---------------------------------------------------------------------------------|-------------------------|-------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| A        | <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY<br><input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR<br><br>GEN'L AGGREGATE LIMIT APPLIES PER:<br><input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC<br>OTHER: |                                              | Y-630-9X53586A-TIA-25<br>See Attached                                           | 10/25/2025              | 10/25/2026              | EACH OCCURRENCE \$ 1,000,000<br>DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000<br>MED EXP (Any one person) \$ 5,000<br>PERSONAL & ADV INJURY \$ 1,000,000<br>GENERAL AGGREGATE \$ 2,000,000<br>PRODUCTS - COMP/OP AGG \$ 2,000,000 |
| A        | <input checked="" type="checkbox"/> AUTOMOBILE LIABILITY<br><input checked="" type="checkbox"/> ANY AUTO<br><input type="checkbox"/> OWNED AUTOS ONLY<br><input type="checkbox"/> HIRED AUTOS ONLY<br><input type="checkbox"/> SCHEDULED AUTOS<br><input type="checkbox"/> NON-OWNED AUTOS ONLY                     |                                              | BA-C0202419-25-14-G<br>See Attached                                             | 10/25/2025              | 10/25/2026              | COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000<br>BODILY INJURY (Per person) \$<br>BODILY INJURY (Per accident) \$<br>PROPERTY DAMAGE (Per accident) \$<br>Deductible \$ 1,000                                                         |
| C        | <input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR<br><input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE<br>DED <input checked="" type="checkbox"/> RETENTION \$ 0                                                                                  |                                              | CUP-2J187939-25-14<br>See Attached                                              | 10/25/2025              | 10/25/2026              | EACH OCCURRENCE \$ 9,000,000<br>AGGREGATE \$ 9,000,000                                                                                                                                                                                   |
| B        | WORKERS COMPENSATION AND EMPLOYERS' LIABILITY<br>ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)<br>If yes, describe under DESCRIPTION OF OPERATIONS below                                                                                                                              | Y/N<br><input checked="" type="checkbox"/> N | UB-C0208886-25-14-G<br>AZ,DC,DE,FL,GA,IL,MA,MD,NC,NH<br>NJ,NY,RI,SC,TN,TX,VA,WV | 10/25/2025              | 10/25/2026              | <input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER<br>E.L. EACH ACCIDENT \$ 1,000,000<br>E.L. DISEASE - EA EMPLOYEE \$ 1,000,000<br>E.L. DISEASE - POLICY LIMIT \$ 1,000,000                                |

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)  
Todd Student Living

Columbia Properties II LLC, Mapletree US Management, LLC and its managing agent Asset Living any successor in interest thereto (each of the foregoing, "Landlord"), any mortgage lender or ground lessor or Landlord, any managing agent of Landlord, and (direct or indirect owner of any of the foregoing, and any beneficiary, officer, director, employee or agent of any of the foregoing.) are included as additional insured where required by written contract with respect to General Liability and Auto Liability.

Endorsement(s) Attached:

## CERTIFICATE HOLDER

## CANCELLATION

Columbia Properties II LLC  
C/O Mapletree US Management, LLC  
5 Bryant Park, Suite 2800  
New York, NY 10018

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

AUTHORIZED REPRESENTATIVE

*Marsh USA LLC*

**Request for Taxpayer  
Identification Number and Certification**

Go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9) for instructions and the latest information.

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

Before you begin, For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

|                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                         |
|--------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|
| Print or type.<br>See Specific Instructions on page 3. | 1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)<br><b>Heartline Fitness Products Inc.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                         |
|                                                        | 2 Business name/disregarded entity name, if different from above.<br><b>LIVunLtd</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                         |
|                                                        | 3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes.<br><input type="checkbox"/> Individual/sole proprietor <input checked="" type="checkbox"/> C corporation <input type="checkbox"/> S corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate<br><input type="checkbox"/> LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) _____<br>Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.<br><input type="checkbox"/> Other (see instructions) _____ |                                         |
|                                                        | 4 Exemptions (codes apply only to certain entities, not individuals; see Instructions on page 3):<br>Exempt payee code (if any) _____<br>Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____<br>(Applies to accounts maintained outside the United States.)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                         |
|                                                        | 3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions _____ <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                         |
|                                                        | 5 Address (number, street, and apt. or suite no.). See instructions.<br><b>PO Box 239</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Requester's name and address (optional) |
|                                                        | 6 City, state, and ZIP code<br><b>Damascus, MD 20872</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                         |
|                                                        | 7 List account number(s) here (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.

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

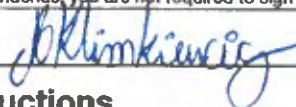
|                                |   |   |   |   |   |   |   |   |
|--------------------------------|---|---|---|---|---|---|---|---|
| Social security number         |   |   |   |   |   |   |   |   |
|                                |   |   | - |   |   |   | - |   |
| or                             |   |   |   |   |   |   |   |   |
| Employer identification number |   |   |   |   |   |   |   |   |
| 8                              | 1 | - | 4 | 0 | 2 | 2 | 8 | 0 |

**Part II Certification**

Under penalties of perjury, I certify that:

1. 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
2. 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
3. I am a U.S. citizen or other U.S. person (defined below); and
4. 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 the certification, but you must provide your correct TIN. See the instructions for Part II, later.

**Sign Here** Signature of U.S. person 

Date **02 January 2026**

**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](http://www.irs.gov/FormW9).

**What's New**

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

**Purpose of Form**

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they



P.O. Box 239  
Damascus, MD 20872

## Gold Agreement

**Quote #:** 00098229

**Date:** March 3, 2026

**Customer:** Golden Beach Wellness Center

### Scope of PM Service

Inspect and maintain all strength equipment for proper usage with the following services, but not limited to:

**Cardiovascular Equipment: (i.e. treadmills, ellipticals, bikes, steppers, etc.).**

- Test all cardiovascular equipment for proper operation and safety.
- Vacuuming/ Cleaning inside & underneath machines to prevent build-up of dust from hurting the machine's electronics.
- Adjust walking belts and drive belts for proper tension.
- Lubricate elevation motors, chains, and drive belts.
- Wax the decks/belts on all treadmills per the manufacturer's recommendation.
- Check all wire & electrical components for secure connections.
- Tighten and inspect all bolts and hardware.
- Check resistance levels for proper settings on internal programs.
- Inspect motor brushes, and front and rear rollers for any abnormal noises that may cause future problems.

**Weight/Strength Equipment:**

- Check all cables for wear, fraying, and proper tension.
- Lubricate the guide rods.
- Clean upholstery padding.
- Inspect Welds and Pulley wheel alignment.
- Make sure all bolts and hardware are tightened.

**Rates and Frequency**

***Each PM visit will carry a price of \$295.00 per Visit. The total number of visits will be 12 There will be NO additional charges for equipment covered under a parts and labor warranty.***

***As a contracted client, a reduced first hour and labor rate will be billed for additional inspections or situations that require further labor over and above the PM service and on equipment not under warranty. If the equipment should need repair/service between inspections, the reduced first-hour charge of \$165.00 will be billed with. The \$165.00 includes the first hour of labor and travel tripcharge.***



P.O. Box 239  
Damascus, MD 20872

## Gold Agreement

***The first-hour visit fee will be billed with any additional hours billed on 15-minute increments at \$100.00 per hour.***

***Terms and Conditions: By signing this agreement you acknowledge that you have read and agree to the terms, and conditions, set forth by LIVunLtd. Terms and Conditions can be found listed below.***

***Payment Terms specific to services provided under this agreement are:***

We accept all major credit cards. However, the amount due is net of a 3% cash discount. Payment by credit card will incur a 3%. (MC/Visa) or 3.75% (AMEX) charge.

**Environmental Liability and Limitation**

LIVunLtd shall not be liable for any claim or damage, in any way related to environmental hazards, toxins, and contaminants, which shall include, but is not limited to, and without limitation, viral, bacterial, or other infections and contagions. Client/Customer hereby knowingly releases and waives LIVunLtd and its affiliates from any and all such claims and/or damages.

Customer  
Signature \_\_\_\_\_

Date: \_\_\_\_\_

LIVunLtd  
Signature \_\_\_\_\_

Date: \_\_\_\_\_

**Facility Location**

**Ship To:**

Golden Beach Wellness Center  
100 Ocean Boulevard  
Golden Beach, Florida,  
33160

**Bill To:**

Golden Beach Wellness Center  
100 Ocean Boulevard  
Golden Beach, Florida,  
33160





P.O. Box 239  
Damascus, MD 20872

## Gold Agreement

**Primary Contact:**  
Golden Beach Wellness Center  
**Contact Info:**  
jdalzell@livunltd.com  
**Submitted By:**  
Joe Dalzell  
**Agreement Term:**  
12 Months  
**Frequency Per Year:**  
12

**Quote #:** 00098229  
**Date:** March 3, 2026  
**Quote Expiration:** March 31, 2026  
**Quote Description:** Monthly PM 3 hrs per Visit

| Line | Model #                                       | Qty   | Sales Price | TOTAL PRICE |
|------|-----------------------------------------------|-------|-------------|-------------|
|      | 299CL - Preventative Maint.<br>3hrs per Visit | 12.00 | \$295.00    | \$3,540.00  |

|                    |                 |
|--------------------|-----------------|
| Sales Price        | 3,540.00        |
| Tax                | 0.00            |
| <b>Total (USD)</b> | <b>3,540.00</b> |

## Terms and Conditions – Preventative Maintenance

### Terms

Payment terms shall be Net 30 after completion of the work for all service accounts. Payments past due may result in suspension of service. We accept checks, Visa, Mastercard and American Express. Payment by Credit Card will incur a 3% (MC/Visa) or 3.75% (AMEX) charge. EFT or ACH may be established to facilitate payment.

**Check Payments are to be sent to:**  
Heartline Fitness Products, Inc. dba LIVUNLTD  
P.O. Box 239  
Damascus, MD 20872



P.O. Box 239  
Damascus, MD 20872

## **Gold Agreement**

### **Conditions**

Repair service is not included in Preventive Maintenance.

When repairs are recommended a quote will be provided for approval before proceeding with the repair.

Quotes are subject to expire after 30 days.

Service and preventive maintenance work will be performed Monday through Friday 8:00AM – 5:00PM.

Services performed outside usual business hours will require additional charges.

Approved Preventive Maintenance proposals must be signed and emailed to [pm@livunltd.com](mailto:pm@livunltd.com).

Approved Service proposals must be signed and returned to [serviceusa@livunltd.com](mailto:serviceusa@livunltd.com)

### **Taxes**

Applicable taxes will be included in our Service and Preventive Maintenance quotes.

### **Insurance**

LIVunLtd will, during the term of this agreement, maintain at its expense a commercial General Liability insurance policy with:

- A combined single limit for Bodily Injury and Property Damage of \$1,000,000 per occurrence
- A combined single limit for Personal and Advertising Injury of \$1,000,000 any one person or organization.

### **Assignment**

This Agreement shall not be assigned by either Party hereto without the prior written consent of the other Party, which consent shall not be unreasonably withheld, and which consent shall not be required with respect to the successor or purchaser of substantially all the business of Manager, or with respect to any such assignment by Manager to any affiliate of Manager. In the event of a Change of Control of Owner, Owner shall cause the acquiring or succeeding party in the Change of Control, as a condition to the completion of the Change of Control, to assume in writing all the obligations of Owner under this Agreement, and failure to do so shall be considered a material breach of this Agreement.

### **Force Majeure**

In the event that any party to this Agreement cannot perform its obligations hereunder because of any event beyond its reasonable control, including, but not limited to, fire, catastrophic weather events, epidemics and pandemics and any related governmental restrictions, then the party so affected shall, while so affected and upon giving written notice to the other party, be relieved to the extent it cannot perform its obligations. Failure to pay obligations as they become due shall not be deemed an event beyond the control of any party. The affected party shall, however, take all reasonable measures to remove the disability and to resume full performance at the earliest possible date.



P.O. Box 239  
Damascus, MD 20872

## Gold Agreement

### **Governing Law**

This Agreement and its interpretation, validity and performance shall be governed by, and construed in accordance with, the laws of the State in which the work is performed. Each party hereto consents to the jurisdiction of any local, state or federal court situated in in that State and waives any objection which it may have pertaining to improper venue or forum *non-conveniens* to the conduct of any proceeding in any such court.

### **Entire Agreement**

These Terms and Conditions, along with the preventive maintenance agreement, constitute the entire understanding of the parties in relation to its subject matter and no other agreement or understanding, oral or otherwise, relative to its subject matter exists between the parties at the time of execution of the agreement. The agreement supersedes and cancels any previous oral or written agreements between the parties with respect to the subject matter hereof. All prior representations or agreements by any agent or representative of either party are null and void. Any waiver, modification, or amendment to these Terms and Conditions or the underlying agreement must be in writing and signed by authorized representatives of both parties.

## Heartline Fitness / LIV Unltd

Golden Beach Wellness Center      Golden Beach, FL 331  
CONTACT: TBD

Equipment

Model

### CARDIO PIECES

|                                       |                 |
|---------------------------------------|-----------------|
| StarTrac Treadmill 8TR                | 8TR             |
| TKO Airrade Runner (Manual Curved TM) | 8CTM            |
| NuStep Recumbent Elliptical           | T5xr            |
| Precor Elliptical                     | EFX 883         |
| StarTrac Upright Bike                 | 9UB             |
| StarTrac Recumbent Bike               | 8RB             |
| Stairmaster 8Gx Stepmill              | 8Gx             |
| StarTrac Virtual Bike                 | 9-7555-8VB-79QS |
| Throwdown HIIT Rower                  | 9 4690          |

### STRENGTH PIECES

|                                |            |
|--------------------------------|------------|
| HOIST Dual Adjustable Pulley   | HD-3000    |
| HOIST 9-Station Multistack     | CMJ-6000-2 |
| HOIST Roc-it Seated Mid Row    | RS-2203    |
| HOIST Roc-it Lat Pull          | RS-2201    |
| HOIST Roc-it Chest Press       | RS-2301    |
| HOIST Roc-it Biceps            | RS-2102    |
| HOIST Roc-it Seated Dip        | RS-2101    |
| HOIST Roc-it Leg Extension     | RS-2401    |
| HOIST Roc-it Leg Curl (Seated) | RS-2402    |

## Warranty Information/Service/Repair Reporting & Response Time

INSTALLATION DATE: TBD

| Warranty Information                                                                                                                                                                                                |  | Column1 | Column2 |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---------|---------|
| Limited 10 year warranty on structural frame not including coatings, motor and MCB 5 years parts and labor, all other components warranted for 3 years parts and 3 years labor, wear items* 1 year parts and labor. |  |         |         |
| Frame – 10 Years   Parts – 3 Years                                                                                                                                                                                  |  |         |         |
| 3 Years Parts & labor.                                                                                                                                                                                              |  |         |         |
| Limited 10 year warranty on structural frame not including coatings, all other components warranted for 3 years parts and 3 years labor, wear items* 1 year parts and labor.                                        |  |         |         |
| Limited 10 year warranty on structural frame not including coatings, all other components warranted for 3 years parts and 3 years labor, wear items* 1 year parts and labor.                                        |  |         |         |
| Limited 10 year warranty on structural frame not including coatings, all other components warranted for 3 years parts and 3 years labor, wear items* 1 year parts and labor.                                        |  |         |         |
| 3 Years Parts & Labor, Wear items 6 months (i.e. Pedels, etc)                                                                                                                                                       |  |         |         |
| Limited 10 year warranty on structural frame not including coatings, all other components warranted for 3 years parts and 3 year labor.                                                                             |  |         |         |
|                                                                                                                                                                                                                     |  |         |         |
|                                                                                                                                                                                                                     |  |         |         |
| 10 years frame; 5 years major parts and 3 years minor parts; 1 year upholstery, grips and coatings                                                                                                                  |  |         |         |
| 10 years frame; 5 years major parts and 3 years minor parts; 1 year upholstery, grips and coatings                                                                                                                  |  |         |         |
| 10 years frame; 5 years major parts and 3 years minor parts; 1 year upholstery, grips and coatings                                                                                                                  |  |         |         |
| 10 years frame; 5 years major parts and 3 years minor parts; 1 year upholstery, grips and coatings                                                                                                                  |  |         |         |
| 10 years frame; 5 years major parts and 3 years minor parts; 1 year upholstery, grips and coatings                                                                                                                  |  |         |         |
| 10 years frame; 5 years major parts and 3 years minor parts; 1 year grips and coatings                                                                                                                              |  |         |         |
| 10 years frame; 5 years major parts and 3 years minor parts; 1 year grips and coatings                                                                                                                              |  |         |         |

|                                          |                   |
|------------------------------------------|-------------------|
| HOIST Roc-it Leg Press                   | RS-2403           |
| HOIST Roc-it Chin-Dip-Assist             | RS-2700           |
|                                          |                   |
|                                          |                   |
| Nautilus Freedom Rack - 3D Smith Machine | CF-3755           |
| TKO Dumbbell Racks (Shelf Style)         | 890HDR            |
| TKO Vertical Dumbbell Rack               | 826VDR8           |
| TKO Barbell Rack                         | 846B8R            |
| HOIST Adjustable Benches                 | CF-3160           |
| HOIST Olympic Benches                    | CF-2179   CF-3170 |
| True Stretch Cage                        | 9NP-B7524-60AAS   |
| TRX Functional Stability Bay             |                   |
| Reform Rx                                | Model S           |
|                                          |                   |
|                                          |                   |
| <b>ACCESSORIES</b>                       |                   |
| TKO Olympic Plates                       | 803OR             |
| TKO Dumbbells - Hex                      | 829TR             |
| TKO Barbells                             |                   |

## CONTACT INFORMATION

**Direct Rep**

**Kelly Spivey**

813-410-4413

Heartline Fitness / LIV Warranty  
[Already a Customer? - LIVunLtd](#)  
**Website Link (PREFERRED)**

**BACKEND MAINTENANCE MODE for TOUCHSCREEN**

StarTrac and Stairmaster

|                                                                                                                                                                                                                                                                            |     |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|
| 10 years frame; 5 years major parts and 3 years minor parts; 1 year upholstery, grips and coatings                                                                                                                                                                         | HOI |
| 10 years frame; 5 years major parts and 3 years minor parts; 1 year upholstery, grips and coatings                                                                                                                                                                         |     |
| Limited 10 year warranty on structural frame not including coatings, 5 years parts on major mechanical components - guide rods, plates, bearings, etc. 3 years on minor mechanical components - plate switches, cables, grips, etc. 6 months on upholstery, 3 years labor. |     |
| Frame – 10 Years   Parts – 1 Year                                                                                                                                                                                                                                          |     |
| Frame – 10 Years   Parts – 1 Year                                                                                                                                                                                                                                          |     |
| Frame – 10 Years   Parts – 1 Year                                                                                                                                                                                                                                          |     |
| 10 years frame; 5 years major parts and 3 years minor parts; 1 year upholstery, grips and coatings                                                                                                                                                                         |     |
| 10 years frame; 5 years major parts and 3 years minor parts; 1 year upholstery, grips and coatings                                                                                                                                                                         |     |
| Parts - 1 Year                                                                                                                                                                                                                                                             |     |
| 5-years on Frame/Rack; 1-year on all Accessories, 2-years on TRX Suspension Straps                                                                                                                                                                                         |     |
| Frame – 5 Years   Footbar & Springs – 2 Years   Parts & Touchscreen - 1 Year                                                                                                                                                                                               |     |
|                                                                                                                                                                                                                                                                            |     |
|                                                                                                                                                                                                                                                                            |     |
| 5 Years against breakage                                                                                                                                                                                                                                                   |     |
| 2 Years against breakage                                                                                                                                                                                                                                                   |     |
| 5 Years against breakage                                                                                                                                                                                                                                                   |     |

[kspivey@livunltd.com](mailto:kspivey@livunltd.com)

**Immediate response via Weblink; Tech on site within 24-48 hours; Parts are OEM from manufacturer (Most parts in inventory)**  
include model and serial number along with details on issue. Pictures also helpful.

## CONSOLES

Top Corners, Touch Fast Left, Right, Left ---- CODE 218

Town of Golden Beach  
100 Ocean Blvd.  
Golden Beach, FL 33160  
Phone 305-932-0744  
Fax 305-933-3825  
[www.goldenbeach.us](http://www.goldenbeach.us)

**PROPOSERS CERTIFICATION**  
**RFP # 2026-002: Gym Equipment and Installation**

I have carefully examined the Request for Proposal, Instructions for Bidders, Terms and Conditions, proposal forms and all other documents accompanying or made a part of this Request for Proposal. I hereby propose to furnish the commodity or services specified in the Request for Proposal at the prices or rates quoted in my proposal. I agree that my proposal will remain firm for a period of forty-five (45) days in order to allow the Town adequate time to evaluate the proposals. I certify that all information contained in this Request for Proposal is truthful to the best of my knowledge and believe I further certify I am duly authorized to submit this proposal on behalf of the vendor/Consultant as its act and deed and that the vendor/Consultant is ready, willing and able to perform if awarded this RFP. I further certify, under oath, that this bid/proposal is made without prior understanding, agreement, connection, discussion or collusion with any other person, firm or corporation submitting a bid/proposal for the same commodity or service; no officer, employee or agent of the Town of Golden Beach or of any other bidder/proposer interested in said bid/proposal; and that the undersigned executed this bidders/proposers certification with full knowledge and understanding of the matters therein contained and was duly authorized to do so.

HOMELINE FITNESS  
Name of Business Sworn to and subscribed before me  
By: this day of MARCH 3, 2007. 2026

Signature [Signature]  
Name & Title, Typed or Printed Signature of Notary

Nathan Alvarez

Notary Public, State of Florida

Mailing Address

1951 E State Road 60

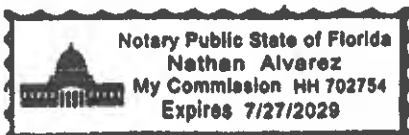
City, State, Zip Code -or- Valrico FL

813-315-8398

Telephone Number

Personally Known \_\_\_\_\_

Produced Identification Driver's License





Town of Golden Beach  
100 Ocean Blvd.  
Golden Beach, FL 33160  
Phone 305-932-0744  
Fax 305-933-3825  
[www.Goldenbeach.us](http://www.Goldenbeach.us)

**PROPOSAL BID FORM**  
**RFP # 2026-002: Gym Equipment and Installation**

Therefore, the undersigned, Hereinafter called the proposer, hereby certifies that he/she has familiarized himself/herself with the extent of the work, and having examined carefully the specifications herein, propose to furnish all the labor, materials and services, without exception, for the Gym & equipment Design Services.

Proposed cost, in figures and in words. \$ 237,075.<sup>13</sup> Total  
In Figures  
\$ Two hundred thirty seven thousand, seventy five dollars + 13/cents  
In Words

Time for completion, after Notice to Proceed 45-60 days

Heartline Fitness Kelly Spivey  
Company Name (please print) Authorized Signature



# PROPOSAL

Kelly



**LIV**unLtd

# Geneva Capital General Leasing Information

## Tax/FMV Lease

- Option to turn in or own the equipment at the end of the term
- Lower monthly payments
- Ability to write off monthly payments for the term of the lease

## Capital/\$1 Buy-Out Lease

- Ownership of the equipment at the end of the term
- Ability to write off the capital purchase in the year of delivery

## Next Steps to Begin the Approval Process:

To proceed, we'll need the following:

1. Complete and sign the application using the link provided: [www.gogc.com](http://www.gogc.com)
2. Attach:
  - The last three months of your bank statements
  - Equipment quote(s) from *LIVUnLtd* or Advantage Sport & Fitness

## Frequently Asked Leasing Questions:

- **Lease terms:** 12–60 months
- **Amount due at signing:** First and last payment minimum
- **Multiple vendors:** We can include multiple vendors on one lease
- **Credit approval validity:** Good for three months
- **Impact on credit:** Leases do not appear as debt on your credit
- **Early payoff:** No penalty, with up to a 5% discount

If you have any questions reach out to Angie Glockner

Angie

Geneva Capital

Phone 320-759-3584 • Cel

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# Geneva Capital LLC

EASY CREDIT APPLICATION:  
[apply.gogc.com](https://apply.gogc.com)



**PREPARED FOR:**

GOLDEN BEACH WELLNESS CENTER  
100 OCEAN BLVD  
GOLDEN BEACH, FL 33160

**Equipment:** FITNESS EQUIPMENT

**Supplier:**

**Equipment Cost:** **\$237,075.13**

## Estimate

Capital Lease

Date: 03/02/2026

**OPTION 1: 60MON-\$180**

|                 |                   |                 |                |                    |                    |
|-----------------|-------------------|-----------------|----------------|--------------------|--------------------|
| THE BIG PICTURE | Term (Months)     | 60              | DUE AT SIGNING | Advance Payment*   | \$4,984.37         |
|                 | Monthly Payments* | 1 @ \$4,984.37  |                | Security Deposit*  | \$4,984.37         |
|                 |                   | 59 @ \$4,984.37 |                | Documentation Fee  | \$599.00           |
|                 | Purchase Option   | \$1.00 Buyout   |                | Total Due Upfront* | <b>\$10,567.74</b> |



### Accelerated tax benefits with Section 179!

<sup>1</sup> Under Section 179, you may be able to expense 100% of the cost of equipment acquired in the current year (up to \$1,220,000). That means you can write off your entire **\$237,075.13** purchase this year - and assuming a 35% tax bracket, **save an estimated \$82,976.30** at tax time!

Quotation is valid for 7 days and is contingent upon credit approval and equipment review.

\*Payments & Deposits: Actual numbers will vary based on credit and individual financial situations. All amounts are listed without sales tax. If applicable, sales tax will be added to the final amounts due.



||



# Geneva Capital LLC

EASY CREDIT APPLICATION:  
apply.gogc.com



**PREPARED FOR:**

GOLDEN BEACH WELLNESS CENTER  
100 OCEAN BLVD  
GOLDEN BEACH, FL 33160

## Estimate

True Tax Lease

Date: 03/02/2026

**Equipment:** FITNESS EQUIPMENT

**Supplier:**

**Equipment Cost: \$237,075.13**

**OPTION 1: 60MON-FMV10%**

|                 |                   |                       |                    |                   |            |
|-----------------|-------------------|-----------------------|--------------------|-------------------|------------|
| THE BIG PICTURE | Term (Months)     | 60                    | DUE AT SIGNING     | Advance Payment*  | \$4,679.92 |
|                 | Monthly Payments* | 1 @ \$4,679.92        |                    | Security Deposit* | \$4,679.92 |
|                 |                   | 59 @ \$4,679.92       |                    | Documentation Fee | \$599.00   |
|                 | Yearly Write-off† | \$56,159.04           | Total Due Upfront* | \$9,958.84        |            |
|                 | Tax Savings†      | \$19,655.66 / year    |                    |                   |            |
|                 | Purchase Option   | FMV/10% (\$23,707.51) |                    |                   |            |
|                 |                   |                       |                    |                   |            |

Quotation is valid for 7 days and is contingent upon credit approval and equipment review.

\*Payments & Deposits: Actual numbers will vary based on credit and individual financial situations. All amounts are listed without sales tax. If applicable, sales tax will be added to the final amounts due.

†Potential Tax Savings: With a true tax lease, you may have the ability to write off the entire monthly payment as a business expense. "Yearly Write-off" is calculated by taking the base payment x 12. Assuming a 35% tax bracket, "Tax Savings" reflects a possible amount of reduction in your tax liability each year. All tax examples provided herein are for illustrative purposes only and will vary. Geneva Capital recommends each customer review their own unique situation with their tax advisor.

†Potential Tax Savings: All tax examples provided herein are for illustrative purposes only and will vary. Geneva Capital recommends each customer review their own unique situation with their tax advisor.





P.O. Box 239  
Damascus, MD 20872

# QUOTE

**BILL TO**

Golden Beach Wellness Center  
100 Ocean Boulevard  
Golden Beach, Florida, 33160

**Quote #**

00098188

**Date**

March 2, 2026

**Valid Until**

June 30, 2026

**SHIP TO**

Golden Beach Wellness Center  
100 Ocean Boulevard  
Golden Beach, Florida, 33160

**Account Rep:**

Kelly Spivey

**Contact Info:**

[kspivey@livunltd.com](mailto:kspivey@livunltd.com)

Mobile: 813-410-4413

| Line | Model #                                                             | Qty  | List Price  | Sales Price | TOTAL PRICE |
|------|---------------------------------------------------------------------|------|-------------|-------------|-------------|
| 1    | <b>CARDIO</b><br>-----<br><b>CARDIO - POWERED</b>                   |      |             |             |             |
| 2    | <b>WARRANTY</b><br>-----<br>SEE ATTACHED EXCEL FILE                 |      |             |             |             |
| 3    | 9-5395-8Gx-16IN-60<br>STAIRMASTER 8 SERIES GAUNTLET X, 16" TOUCH    | 2.00 | \$15,849.00 | \$9,351.95  | \$18,703.90 |
| 4    | 9-9321-8TR-110-24IN-60<br>STARTRAC 8 SERIES TR TREADMILL, 24" TOUCH | 4.00 | \$15,399.00 | \$9,087.01  | \$36,348.04 |
| 5    | EFX 883<br>800 SERIES PRECOR TOTAL BODY ELLIPTICAL                  | 2.00 | \$12,999.00 | \$7,690.91  | \$15,381.82 |
| 6    | 9-8170-8RB-LED-60<br>STARTRAC 8 SERIES RECUMBENT BIKE, LED          | 2.00 | \$6,249.00  | \$3,670.13  | \$7,340.26  |
| 7    | 9-8160-8UB-16IN-60<br>STARTRAC 8 SERIES UPRIGHT BIKE, 16" TOUCH     | 1.00 | \$10,499.00 | \$6,168.83  | \$6,168.83  |
| 8    | 9-7555-8VB-79QS<br>STARTRAC VIRTUAL BIKE                            | 1.00 | \$6,599.00  | \$3,907.79  | \$3,907.79  |
| 9    | T5<br>NUStep T5                                                     | 1.00 | \$6,595.00  | \$7,023.38  | \$7,023.38  |
| 10   | <b>CARDIO</b><br>-----<br><b>CARDIO - HIIT</b>                      |      |             |             |             |
| 11   | 9-4850-KINTP0<br>HIIT ROWER, THROWDOWN, -60 BLACK                   | 1.00 | \$2,149.00  | \$1,276.62  | \$1,276.62  |
| 12   | Chain-drive<br>8CTM<br>AirRaid Runner by TKO                        | 1.00 | \$5,500.00  | \$3,246.75  | \$3,246.75  |

| Line | Model #                                                                    | Qty  | List Price  | Sales Price | TOTAL PRICE |
|------|----------------------------------------------------------------------------|------|-------------|-------------|-------------|
| 13   | <b>STRENGTH</b>                                                            |      |             |             |             |
|      | <b>STRENGTH - CIRCUIT</b>                                                  |      |             |             |             |
|      | <b>FRAME COLOR AND UPHOLSTERY TBD</b>                                      |      |             |             |             |
| 14   | RS-2403<br>HOIST LEG PRESS                                                 | 1.00 | \$8,310.00  | \$4,857.14  | \$4,857.14  |
| 15   | RS-2401<br>HOIST LEG EXTENSION                                             | 1.00 | \$5,805.00  | \$3,393.51  | \$3,393.51  |
| 16   | RS-2402<br>HOIST LEG CURL                                                  | 1.00 | \$5,805.00  | \$3,393.51  | \$3,393.51  |
| 17   | HD-3800<br>HOIST INNER/OUTER THIGH                                         | 1.00 | \$4,400.00  | \$2,571.43  | \$2,571.43  |
| 18   | RS-2700<br>HOIST CHIN/DIP ASSIST                                           | 1.00 | \$7,700.00  | \$4,500.00  | \$4,500.00  |
| 19   | RS-2301<br>HOIST CHEST PRESS                                               | 1.00 | \$5,805.00  | \$3,393.51  | \$3,393.51  |
| 20   | RS-2201<br>HOIST LAT PULLDOWN                                              | 1.00 | \$5,805.00  | \$3,393.51  | \$3,393.51  |
| 21   | RS-2203<br>HOIST SEATED MID ROW                                            | 1.00 | \$5,805.00  | \$3,393.51  | \$3,393.51  |
| 22   | RS-2102<br>HOIST BICEPS CURL                                               | 1.00 | \$5,805.00  | \$3,393.51  | \$3,393.51  |
| 23   | RS-2101<br>HOIST SEATED DIP                                                | 1.00 | \$5,805.00  | \$3,393.51  | \$3,393.51  |
| 24   | <b>STRENGTH</b>                                                            |      |             |             |             |
|      | <b>STRENGTH - CABLE TRAINING</b>                                           |      |             |             |             |
| 25   | CMJ-6000-2<br>HOIST 9 STATION / 8-STACK                                    | 1.00 | \$21,780.00 | \$12,728.57 | \$12,728.57 |
| 26   | HD-3000-<br>HOIST DUAL PULLEY FUNCTIONAL TRAINER                           | 1.00 | \$5,052.00  | \$3,928.57  | \$3,928.57  |
| 27   | 9-HSAC3-60BZE<br>HUMANSPOUT by NAUTILUS ARM CRUNCH, 60BLK, Carbon<br>Fiber | 1.00 | \$6,718.80  | \$3,966.23  | \$3,966.23  |
| 28   | 9-HSLP3-60BZE<br>HUMANSPOUT by NAUTILUS LAT PULL, 60BLK, Carbon Fiber      | 1.00 | \$6,718.80  | \$3,966.23  | \$3,966.23  |

| Line | Model #                                                                        | Qty  | List Price | Sales Price | TOTAL PRICE |
|------|--------------------------------------------------------------------------------|------|------------|-------------|-------------|
| 29   | 9-HSSC3-60BZE<br>HUMANSPORT by NAUTILUS SHOULDER CHEST, 60BLK,<br>Carbon Fiber | 1.00 | \$6,718.80 | \$3,966.23  | \$3,966.23  |
| 30   | <b>STRENGTH</b><br><b>STRENGTH - PLATE LOADED &amp; FREE WEIGHTS</b>           |      |            |             |             |
| 31   | 9TD-L8507-60AAS<br>TD, LEV, NAUTILUS FREEDOM RACK / 3D SMITH MACHINE,<br>BLACK | 1.00 | \$6,629.00 | \$3,911.69  | \$3,911.69  |
| 32   | 9NP-L1131-13BZS<br>NAUTILUS GLUTE DRIVE (PLATE LOADED)                         | 1.00 | \$4,616.10 | \$3,590.25  | \$3,590.25  |
| 33   | 731-8296-26<br>GLUTE DRIVE WEIGHT STORAGE                                      | 1.00 | \$489.00   | \$287.01    | \$287.01    |
| 34   | CF-3356<br>HOIST HACK SQUAT (Plate-loaded)                                     | 1.00 | \$6,185.00 | \$3,614.29  | \$3,614.29  |
| 35   | CF-2179-B<br>HOIST 3-WAY OLYMPIC BENCH FLAT / INCLINE / DECLINE                | 1.00 | \$2,499.00 | \$1,785.00  | \$1,785.00  |
| 36   | CF-3170-A<br>HOIST Flat Olympic Bench                                          | 1.00 | \$1,415.00 | \$1,100.00  | \$1,100.00  |
| 37   | CF-3162<br>HOIST SUPER ADJ FLAT/DECLINE BENCH                                  | 1.00 | \$1,210.00 | \$706.49    | \$706.49    |
| 38   | CF-3160<br>HOIST FLAT/INCLINE BENCH (Ladder-style)                             | 3.00 | \$1,280.00 | \$746.75    | \$2,240.25  |
| 39   | <b>ACCESSORIES</b><br><b>ACCESSORIES - WEIGHTS</b>                             |      |            |             |             |
| 40   | 890HDR-B<br>3-Tier Horizontal Dumbbell Rack (holds 5-75lbs) by TKO             | 1.00 | \$1,160.00 | \$753.25    | \$753.25    |
| 41   | 814TXR-E15<br>TKO 5-75 lb Rubber Hex DB Set, Tri-Grip Handle                   | 1.00 | \$3,720.00 | \$2,415.58  | \$2,415.58  |
| 42   | 846BBR-BK(NEW)<br>10 Bar Barbell Rack by TKO                                   | 1.00 | \$854.21   | \$664.29    | \$664.29    |
| 43   | 805TR-30<br>30 lb Fixed Ten Sided Straight Bar, Rubber by TKO                  | 1.00 | \$138.00   | \$89.61     | \$89.61     |
| 44   | 805TR-40<br>40 lb Fixed Ten Sided Straight Bar, Rubber by TKO                  | 1.00 | \$184.00   | \$119.48    | \$119.48    |



| Line | Model #                                                                                                                          | Qty  | List Price | Sales Price | TOTAL PRICE |
|------|----------------------------------------------------------------------------------------------------------------------------------|------|------------|-------------|-------------|
| 45   | 805TR-50<br>50 lb Fixed Ten Sided Straight Bar, Rubber by TKO                                                                    | 1.00 | \$230.00   | \$149.35    | \$149.35    |
| 46   | 805TR-60<br>60 lb Fixed Ten Sided Straight Bar, Rubber by TKO                                                                    | 1.00 | \$276.00   | \$179.22    | \$179.22    |
| 47   | 805TR-70<br>70 lb Fixed Ten Sided Straight Bar, Rubber by TKO                                                                    | 1.00 | \$322.00   | \$209.09    | \$209.09    |
| 48   | 807TR-30<br>30 lb Fixed Ten Sided Curl Bar, Rubber by TKO                                                                        | 1.00 | \$138.00   | \$89.61     | \$89.61     |
| 49   | 807TR-40<br>40 lb Fixed Ten Sided Curl Bar, Rubber by TKO                                                                        | 1.00 | \$184.00   | \$119.48    | \$119.48    |
| 50   | 807TR-50<br>50 lb Fixed Ten Sided Curl Bar, Rubber by TKO                                                                        | 1.00 | \$230.00   | \$149.35    | \$149.35    |
| 51   | 807TR-60<br>60 lb Fixed Ten Sided Curl Bar, Rubber by TKO                                                                        | 1.00 | \$276.00   | \$179.22    | \$179.22    |
| 52   | 807TR-70<br>70 lb Fixed Ten Sided Curl Bar, Rubber by TKO                                                                        | 1.00 | \$322.00   | \$209.09    | \$209.09    |
| 53   | 826VDR8-SM<br>8 Pr. Vertical Dumbbell Rack by TKO                                                                                | 1.00 | \$580.00   | \$344.16    | \$344.16    |
| 54   | 814TXR-12<br>12lb Rubber Hex DB,Tri-Grip by TKO                                                                                  | 2.00 | \$37.20    | \$24.16     | \$48.32     |
| 55   | 814TXR-8<br>8 lb Rubber Hex DB,Tri-Grip by TKO                                                                                   | 2.00 | \$24.80    | \$16.10     | \$32.20     |
| 56   | 814TXR-3<br>3 lb Rubber Hex DB,Tri-Grip by TKO                                                                                   | 2.00 | \$9.30     | \$6.04      | \$12.08     |
| 57   | 814TXR-BK-17.5<br>17.5lb Rubber Hex DB,Tri-Grip, by TKO                                                                          | 2.00 | \$35.36    | \$27.51     | \$55.02     |
| 58   | 803OR-445<br>445Lb Olympic Rubber Plate set by TKO                                                                               | 1.00 | \$1,335.00 | \$866.88    | \$866.88    |
| 59   | <b>FUNCTIONAL TRAINING</b>                                                                                                       |      |            |             |             |
| 60   | TRX-FS1SUSBAY-FCT-BDL<br>TRX Freestanding Functional Bay w/ Bundle<br><br>See spec sheet for full list of Accessories (Included) | 1.00 | \$7,519.08 | \$4,882.52  | \$4,882.52  |
| 61   | 100-00031-00<br>Freestanding Single Bay Add-on Bay                                                                               | 1.00 | \$3,520.00 | \$2,080.52  | \$2,080.52  |

| Line | Model #                                                                                  | Qty  | List Price  | Sales Price | TOTAL PRICE |
|------|------------------------------------------------------------------------------------------|------|-------------|-------------|-------------|
| 62   | SL20-MATHOLDER-35<br>Mat Holder                                                          | 1.00 | \$199.95    | \$129.84    | \$129.84    |
| 63   | 5723CMG<br>2' x 6' Hanging Foam mats with Grommets EA                                    | 8.00 | \$75.00     | \$48.70     | \$389.60    |
| 64   | 1014-01<br>Stability Ball Base (Fits 55cm And 65cm)                                      | 2.00 | \$25.95     | \$28.57     | \$57.14     |
| 65   | <b>ACCESSORIES</b>                                                                       |      |             |             |             |
|      | <b>ACCESSORIES - CORE &amp; RECOVERY</b>                                                 |      |             |             |             |
| 66   | 240-68<br>Upholstered mat platform 6'x8'-Classic                                         | 2.00 | \$1,205.40  | \$939.27    | \$1,878.54  |
|      | CHOICE OF UPHOLSTERY COLOR                                                               |      |             |             |             |
| 67   | 800SS<br>TRUE STRETCH FLEXIBILITY CLUB                                                   | 1.00 | \$1,948.50  | \$1,783.96  | \$1,783.96  |
| 68   | 27-0047<br>2211-06 FOAM ROLLER HOLDER (Upright)                                          | 1.00 | \$79.95     | \$65.55     | \$65.55     |
| 69   | 2201-18<br>PB Elite 18" Round Roller - Firm, Black                                       | 3.00 | \$15.95     | \$13.38     | \$40.14     |
| 70   | 2805-04<br>2296-01 Bumpy Roller                                                          | 1.00 | \$24.95     | \$24.08     | \$24.08     |
| 71   | MS-01S<br>Model S Pilates Reformer (w/screen)                                            | 1.00 | \$11,312.00 | \$9,247.64  | \$9,247.64  |
|      | Virtual content not included – Annual subscription Required                              |      |             |             |             |
| 72   | 3224<br>X-Heavy Stretch Cord, Molded Handle w/Sleeve EA                                  | 2.00 | \$23.00     | \$23.00     | \$46.00     |
| 73   | 3222<br>Medium Stretch Cord, Molded Handle w/Sleeve EA                                   | 2.00 | \$20.00     | \$20.00     | \$40.00     |
| 74   | 3221<br>Light Stretch Cord, Molded Handle w/Sleeve EA                                    | 2.00 | \$19.00     | \$19.00     | \$38.00     |
| 75   | 3223<br>Heavy Stretch Cord, Molded Handle w/Sleeve EA                                    | 2.00 | \$21.00     | \$21.00     | \$42.00     |
| 76   | <b>FREIGHT, INSTALL &amp; DELIVERY SERVICES</b>                                          |      |             |             |             |
| 77   | Sales Freight & Handling - SES                                                           | 1.00 | \$0.00      | \$12,663.20 | \$12,663.20 |
| 78   | Installation Services - 3rd Party<br>Delivery & Installation Services                    | 1.00 | \$0.00      | \$15,215.00 | \$15,215.00 |
|      | SECOND FLOOR    ELEVATOR & STAIRS    BOX TRUCK<br>ACCESS    DOUBLE DOORS OR ELEVATOR 48" |      |             |             |             |
| 79   | TRX-PLYOCUBE<br>Plyo CUBE                                                                | 1.00 | \$699.95    | \$454.52    | \$454.52    |



P.O. Box 239  
Damascus, MD 20872

# QUOTE

| Line | Model #                  | Qty  | List Price | Sales Price | TOTAL PRICE |
|------|--------------------------|------|------------|-------------|-------------|
| 80   | AKTIV BASE<br>AKTIV BASE | 1.00 | \$564.00   | \$440.26    | \$440.26    |

COMPLIMENTARY STAFF ORIENTATION AND INSERVICE TRAINING INCLUDED

RESIDENT/MEMBER OPEN HOUSE TRAINING INCLUDED

FIRST PREVENTIVE MAINTENANCE VISIT INCLUDED



P.O. Box 239  
Damascus, MD 20872

# QUOTE

**Email Approved quotes to your sales representative:** kspivey@livunltd.com

**Standard Terms and Conditions:**

1. Install labor is estimated and may vary depending on underlying issues, customer approval will be requested if additional install labor is required.
2. All unit prices are F.O.B. Destination.
3. These prices are subject to change after 30 days from the document date.
4. Post-installation entertainment (television) requirements will be handled as a billable service visit.
5. Equipment bolt-down requirements and additional safety signage are the client's responsibility to follow per the manufacturer's recommendations.
6. The above quotation is computed to be performed during regular business hours.
7. Clerical errors subject to correction.
8. All prices and agreements are contingent upon strikes, accidents, and other causes unavoidable or beyond our control.
9. Buyer agrees to promptly file a claim for all goods damaged in transit.
10. There will be a 20% restocking charge on all merchandise ordered but not accepted.
11. A preventative Maintenance Agreement is available for all equipment.
12. An equipment lease is available with approved credit.
13. We accept all major credit cards for payment, however, there is a nominal 3% processing fee for invoices over \$1000.00.
14. **Hold and Storage:** Should an install be delayed by the client more than 30 days from the initial install date, LIVunLtd reserves the right to charge the client a storage fee until the install is completed. If the future estimated install date exceeds 60 days LIVunLtd reserves the right to require an additional deposit of up to 100% of the order.

**Payment Terms**

Net 30

|                    |                   |
|--------------------|-------------------|
| <b>Sales Price</b> | <b>237,075.13</b> |
| <b>Tax</b>         | <b>0.00</b>       |
| <b>Total (USD)</b> | <b>237,075.13</b> |

By signing this proposal, the customer accepts and confirms the above contents subject to the LIVun Ltd Terms of Sale.

Date:

Name and Title:

Signature:

**Mail Checks To:**

Heartline Fitness Products, Inc. dba LIVUNLTD  
P.O. Box 239  
Damascus, MD 20872

**Electronic Payments:**

JP Morgan Chase Bank NA  
4 New York Plaza  
Routing No. 071000013  
Checking Account: 225839791  
Remittance: Accountingusa@livunltd.com

Town of Golden Beach  
100 Ocean Blvd.  
Golden Beach, FL 33160  
Phone 305-932-0744  
Fax 305-933-3825  
www.Goldenbeach.us

**COMPANY INFORMATION**

**RFP # 2026-002: Gym Equipment and Installation**

**IMPORTANT:** This form must be returned with the Bid Proposal Form. (Please Print or Type)

Company Name: HEARTLINE FITNESS DBA LIV UNLTD  
Street Address: 7520 STANDISH PLACE ROCKVILLE, MD 20856  
Mailing Address: P.O. BOX 239  
City, State & Zip: DAMASCUS MD 20872  
Phone No.: 813-410-4413  
Fax No.: \_\_\_\_\_  
Type of Organization: FITNESS EQUIPMENT SALES & SERVICE  
Federal ID or SS #: 81-4022809  
Contact Person: KELLY SPIVEY  
No. of Years in Business: 43  
No. of Employees: 165  
No. of Employees to be assigned or available for this contract: 12-15  
No. of Clients your company is currently servicing: 5000+ *BS*  
Number of year's experience (combined) of employees to be assigned or available for this contract: 10 have more than 25 years = 250 +

Kelly Spivey Heartline Fitness

Company Name (please print) Authorized Signature



Town of Golden Beach  
100 Ocean Blvd.  
Golden Beach, FL 33160  
Phone 305-932-0744  
Fax 305-933-3825  
[www.Goldenbeach.us](http://www.Goldenbeach.us)

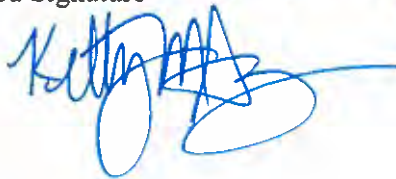
**LIST OF REFERENCES/EXPERIENCE**

**RFP # 2026-002: Gym Equipment and Installation**

**IMPORTANT:** This form must be returned with the bid proposal form.  
The proposer shall complete the following listing references for similar services.

1. Name of the Company: The Quarry  
Address: 8710 Quarry Dr Naples FL 34120  
Contact Person: Scott Garvin - General Mgr  
Telephone Number: 262-719-5686  
Date of Completion: Summer 2022  
2. Name of the Company: LA PERLA CONDOS  
Address: 16699 COLLINS Ave Sunny Isles Bch. FL 33160  
Contact Person: Jeff CIUS  
Telephone Number: 786-695-4322  
Date of Completion: Summer 2023  
3. Name of the Company: INDIAN RIVER FIRE RESCUE  
Address: Station 7  
Contact Person: KEVIN WHITE  
Telephone Number: M. 772-559-4167  
Date of Completion: Feb 2026

Hearstine Fitness Kelly Spivey  
Company Name (please print) Authorized Signature

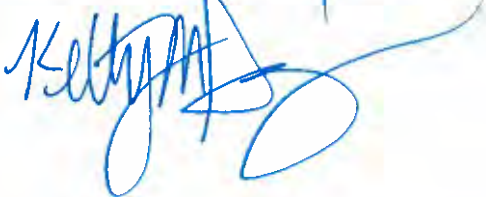


**Town of Golden Beach**  
**100 Ocean Blvd.**  
**Golden Beach, FL 33160**  
**Phone 305-932-0744**  
**Fax 305-932-3825**  
[www.Goldenbeach.us](http://www.Goldenbeach.us)

**DRUG FREE WORKPLACE CERTIFICATION**  
**RFP # 2026-002: Gym Equipment and Installation**

In order to have a drug-free workplace, a business shall:

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.
2. Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs and the penalties that may be imposed upon employees for drug abuse violations.
3. Give each employee engaged in providing the commodities or contractual services that are under bid/proposal a copy of the statement specified in subsection (1).
4. In the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities or contractual services that are under bid/proposal, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.
5. Impose a sanction on, or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee's community, by any employee who is so convicted.
6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section. As the person authorized to sign the statement, I certify that this firm complies fully with the above requirements.

Heartline Fitness      Kelly Spivak  
Company Name (please print)      Authorized Signature  




P.O. Box 239  
Damascus, MD 20872

## Gold Agreement

**Quote #:** 00098229

**Date:** March 3, 2026

**Customer:** Golden Beach Wellness Center

### Scope of PM Service

Inspect and maintain all strength equipment for proper usage with the following services, but not limited to:

**Cardiovascular Equipment: (i.e. treadmills, ellipticals, bikes, steppers, etc.).**

- Test all cardiovascular equipment for proper operation and safety.
- Vacuuming/ Cleaning inside & underneath machines to prevent build-up of dust from hurting the machine's electronics.
- Adjust walking belts and drive belts for proper tension.
- Lubricate elevation motors, chains, and drive belts.
- Wax the decks/belts on all treadmills per the manufacturer's recommendation.
- Check all wire & electrical components for secure connections.
- Tighten and inspect all bolts and hardware.
- Check resistance levels for proper settings on internal programs.
- Inspect motor brushes, and front and rear rollers for any abnormal noises that may cause future problems.

**Weight/Strength Equipment:**

- Check all cables for wear, fraying, and proper tension.
- Lubricate the guide rods.
- Clean upholstery padding.
- Inspect Welds and Pulley wheel alignment.
- Make sure all bolts and hardware are tightened.

**Rates and Frequency**

***Each PM visit will carry a price of \$295.00 per Visit. The total number of visits will be 12 There will be NO additional charges for equipment covered under a parts and labor warranty.***

***As a contracted client, a reduced first hour and labor rate will be billed for additional inspections or situations that require further labor over and above the PM service and on equipment not under warranty. If the equipment should need repair/service between inspections, the reduced first-hour charge of \$165.00 will be billed with. The \$165.00 includes the first hour of labor and travel tripcharge.***





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Damascus, MD 20872

## Gold Agreement

***The first-hour visit fee will be billed with any additional hours billed on 15-minute increments at \$100.00 per hour.***

***Terms and Conditions: By signing this agreement you acknowledge that you have read and agree to the terms, and conditions, set forth by LIVunLtd. Terms and Conditions can be found listed below.***

***Payment Terms specific to services provided under this agreement are:***

We accept all major credit cards. However, the amount due is net of a 3% cash discount. Payment by credit card will incur a 3%. (MC/Visa) or 3.75% (AMEX) charge.

**Environmental Liability and Limitation**

LIVunLtd shall not be liable for any claim or damage, in any way related to environmental hazards, toxins, and contaminants, which shall include, but is not limited to, and without limitation, viral, bacterial, or other infections and contagions. Client/Customer hereby knowingly releases and waives LIVunLtd and its affiliates from any and all such claims and/or damages.

Customer  
Signature \_\_\_\_\_

Date: \_\_\_\_\_

LIVunLtd  
Signature \_\_\_\_\_

Date: \_\_\_\_\_

**Facility Location**

**Ship To:**

Golden Beach Wellness Center  
100 Ocean Boulevard  
Golden Beach, Florida,  
33160

**Bill To:**

Golden Beach Wellness Center  
100 Ocean Boulevard  
Golden Beach, Florida,  
33160



P.O. Box 239  
Damascus, MD 20872

## Gold Agreement

**Primary Contact:**  
Golden Beach Wellness Center  
**Contact Info:**  
jdalzell@livunltd.com  
**Submitted By:**  
Joe Dalzell  
**Agreement Term:**  
12 Months  
**Frequency Per Year:**  
12

**Quote #:** 00098229  
**Date:** March 3, 2026  
**Quote Expiration:** March 31, 2026  
**Quote Description:** Monthly PM 3 hrs per Visit

| Line | Model #                                       | Qty   | Sales Price | TOTAL PRICE |
|------|-----------------------------------------------|-------|-------------|-------------|
|      | 299CL - Preventative Maint.<br>3hrs per Visit | 12.00 | \$295.00    | \$3,540.00  |

|                    |                 |
|--------------------|-----------------|
| <b>Sales Price</b> | 3,540.00        |
| <b>Tax</b>         | 0.00            |
| <b>Total (USD)</b> | <b>3,540.00</b> |

## Terms and Conditions – Preventative Maintenance

### Terms

Payment terms shall be Net 30 after completion of the work for all service accounts. Payments past due may result in suspension of service. We accept checks, Visa, Mastercard and American Express. Payment by Credit Card will incur a 3% (MC/Visa) or 3.75% (AMEX) charge. EFT or ACH may be established to facilitate payment.

**Check Payments are to be sent to:**  
Heartline Fitness Products, Inc. dba LIVUNLTD  
P.O. Box 239  
Damascus, MD 20872



P.O. Box 239  
Damascus, MD 20872

## Gold Agreement

### **Conditions**

Repair service is not included in Preventive Maintenance.

When repairs are recommended a quote will be provided for approval before proceeding with the repair.

Quotes are subject to expire after 30 days.

Service and preventive maintenance work will be performed Monday through Friday 8:00AM – 5:00PM.

Services performed outside usual business hours will require additional charges.

Approved Preventive Maintenance proposals must be signed and emailed to [pm@livunltd.com](mailto:pm@livunltd.com).

Approved Service proposals must be signed and returned to [serviceusa@livunltd.com](mailto:serviceusa@livunltd.com)

### **Taxes**

Applicable taxes will be included in our Service and Preventive Maintenance quotes.

### **Insurance**

LIVunLtd will, during the term of this agreement, maintain at its expense a commercial General Liability insurance policy with:

- A combined single limit for Bodily Injury and Property Damage of \$1,000,000 per occurrence
- A combined single limit for Personal and Advertising Injury of \$1,000,000 any one person or organization.

### **Assignment**

This Agreement shall not be assigned by either Party hereto without the prior written consent of the other Party, which consent shall not be unreasonably withheld, and which consent shall not be required with respect to the successor or purchaser of substantially all the business of Manager, or with respect to any such assignment by Manager to any affiliate of Manager. In the event of a Change of Control of Owner, Owner shall cause the acquiring or succeeding party in the Change of Control, as a condition to the completion of the Change of Control, to assume in writing all the obligations of Owner under this Agreement, and failure to do so shall be considered a material breach of this Agreement.

### **Force Majeure**

In the event that any party to this Agreement cannot perform its obligations hereunder because of any event beyond its reasonable control, including, but not limited to, fire, catastrophic weather events, epidemics and pandemics and any related governmental restrictions, then the party so affected shall, while so affected and upon giving written notice to the other party, be relieved to the extent it cannot perform its obligations. Failure to pay obligations as they become due shall not be deemed an event beyond the control of any party. The affected party shall, however, take all reasonable measures to remove the disability and to resume full performance at the earliest possible date.



P.O. Box 239  
Damascus, MD 20872

## Gold Agreement

### **Governing Law**

This Agreement and its interpretation, validity and performance shall be governed by, and construed in accordance with, the laws of the State in which the work is performed. Each party hereto consents to the jurisdiction of any local, state or federal court situated in in that State and waives any objection which it may have pertaining to improper venue or forum *non-conveniens* to the conduct of any proceeding in any such court.

### **Entire Agreement**

These Terms and Conditions, along with the preventive maintenance agreement, constitute the entire understanding of the parties in relation to its subject matter and no other agreement or understanding, oral or otherwise, relative to its subject matter exists between the parties at the time of execution of the agreement. The agreement supersedes and cancels any previous oral or written agreements between the parties with respect to the subject matter hereof. All prior representations or agreements by any agent or representative of either party are null and void. Any waiver, modification, or amendment to these Terms and Conditions or the underlying agreement must be in writing and signed by authorized representatives of both parties.

Heartline Fitness / LIV Unltd

Golden Beach Wellness Center      Golden Beach, FL 331  
CONTACT: TBD

| Equipment | Model |
|-----------|-------|
|-----------|-------|

CARDIO PIECES

|                                       |                 |
|---------------------------------------|-----------------|
| StarTrac Treadmill 8TR                | 8TR             |
| TKO Airrade Runner (Manual Curved TM) | 8CTM            |
| NuStep Recumbent Elliptical           | T5xr            |
| Precor Elliptical                     | EFX 883         |
| StarTrac Upright Bike                 | 9UB             |
| StarTrac Recumbent Bike               | 8RB             |
| Stairmaster 8Gx Stepmill              | 8Gx             |
| StarTrac Virtual Bike                 | 9-7555-8VB-79QS |
| Throwdown HLT Rower                   | 9 4690          |

STRENGTH PIECES

|                                |            |
|--------------------------------|------------|
| HOIST Dual Adjustable Pulley   | HD-3000    |
| HOIST 9-Station Multistack     | CMJ-6000-2 |
| HOIST Roc-it Seated Mid Row    | RS-2203    |
| HOIST Roc-it Lat Pull          | RS-2201    |
| HOIST Roc-it Chest Press       | RS-2301    |
| HOIST Roc-it Biceps            | RS-2102    |
| HOIST Roc-it Seated Dip        | RS-2101    |
| HOIST Roc-it Leg Extension     | RS-2401    |
| HOIST Roc-it Leg Curl (Seated) | RS-2402    |

## Warranty Information/Service/Repair Reporting & Response Time

INSTALLATION DATE: TBD

| Warranty Information                                                                                                                                                                                                |  | Column1 | Column2 |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---------|---------|
| Limited 10 year warranty on structural frame not including coatings, motor and MCB 5 years parts and labor, all other components warranted for 3 years parts and 3 years labor, wear items* 1 year parts and labor. |  |         |         |
| Frame – 10 Years   Parts – 3 Years                                                                                                                                                                                  |  |         |         |
| 3 Years Parts & labor.                                                                                                                                                                                              |  |         |         |
| Limited 10 year warranty on structural frame not including coatings, all other components warranted for 3 years parts and 3 years labor, wear items* 1 year parts and labor.                                        |  |         |         |
| Limited 10 year warranty on structural frame not including coatings, all other components warranted for 3 years parts and 3 years labor, wear items* 1 year parts and labor.                                        |  |         |         |
| Limited 10 year warranty on structural frame not including coatings, all other components warranted for 3 years parts and 3 years labor, wear items* 1 year parts and labor.                                        |  |         |         |
| 3 Years Parts & Labor, Wear items 6 months (i.e. Pedels, etc)                                                                                                                                                       |  |         |         |
| Limited 10 year warranty on structural frame not including coatings, all other components warranted for 3 years parts and 3 year labor.                                                                             |  |         |         |
|                                                                                                                                                                                                                     |  |         |         |
|                                                                                                                                                                                                                     |  |         |         |
| 10 years frame; 5 years major parts and 3 years minor parts; 1 year upholstery, grips and coatings                                                                                                                  |  |         |         |
| 10 years frame; 5 years major parts and 3 years minor parts; 1 year upholstery, grips and coatings                                                                                                                  |  |         |         |
| 10 years frame; 5 years major parts and 3 years minor parts; 1 year upholstery, grips and coatings                                                                                                                  |  |         |         |
| 10 years frame; 5 years major parts and 3 years minor parts; 1 year upholstery, grips and coatings                                                                                                                  |  |         |         |
| 10 years frame; 5 years major parts and 3 years minor parts; 1 year grips and coatings                                                                                                                              |  |         |         |
| 10 years frame; 5 years major parts and 3 years minor parts; 1 year grips and coatings                                                                                                                              |  |         |         |

|                                          |                   |
|------------------------------------------|-------------------|
| HOIST Roc-it Leg Press                   | RS-2403           |
| HOIST Roc-it Chin-Dip-Assist             | RS-2700           |
|                                          |                   |
|                                          |                   |
| Nautilus Freedom Rack - 3D Smith Machine | CF-3755           |
| TKO Dumbbell Racks (Shelf Style)         | 890HDR            |
| TKO Vertical Dumbbell Rack               | 826VDR8           |
| TKO Barbell Rack                         | 846BBR            |
| HOIST Adjustable Benches                 | CF-3160           |
| HOIST Olympic Benches                    | CF-2179   CF-3170 |
| True Stretch Cage                        | 9NP-B7524-60AAS   |
| TRX Functional Stability Bay             |                   |
| Reform Rx                                | Model S           |
|                                          |                   |
|                                          |                   |
| <b>ACCESSORIES</b>                       |                   |
| TKO Olympic Plates                       | 803OR             |
| TKO Dumbbells - Hex                      | 829TR             |
| TKO Barbells                             |                   |

**CONTACT INFORMATION**

Direct Rep

Kelly Spivey

813-410-4413

Heartline Fitness / LIV Warranty

Already a Customer? - LIVunltd

Website Link (PREFERRED)

**BACKEND MAINTENANCE MODE for TOUCHSCREEN**

StarTrac and Stairmaster

|                                                                                                                                                                                                                                                                            |     |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|
| 10 years frame; 5 years major parts and 3 years minor parts; 1 year upholstery, grips and coatings                                                                                                                                                                         | HOI |
| 10 years frame; 5 years major parts and 3 years minor parts; 1 year upholstery, grips and coatings                                                                                                                                                                         |     |
| Limited 10 year warranty on structural frame not including coatings, 5 years parts on major mechanical components - guide rods, plates, bearings, etc. 3 years on minor mechanical components - plate switches, cables, grips, etc. 6 months on upholstery, 3 years labor. |     |
| Frame – 10 Years   Parts – 1 Year                                                                                                                                                                                                                                          |     |
| Frame – 10 Years   Parts – 1 Year                                                                                                                                                                                                                                          |     |
| Frame – 10 Years   Parts – 1 Year                                                                                                                                                                                                                                          |     |
| 10 years frame; 5 years major parts and 3 years minor parts; 1 year upholstery, grips and coatings                                                                                                                                                                         |     |
| 10 years frame; 5 years major parts and 3 years minor parts; 1 year upholstery, grips and coatings                                                                                                                                                                         |     |
| Parts - 1 Year                                                                                                                                                                                                                                                             |     |
| 5-years on Frame/Rack; 1-year on all Accessories, 2-years on TRX Suspension Straps                                                                                                                                                                                         |     |
| Frame – 5 Years   Footbar & Springs – 2 Years   Parts & Touchscreen - 1 Year                                                                                                                                                                                               |     |
|                                                                                                                                                                                                                                                                            |     |
|                                                                                                                                                                                                                                                                            |     |
| 5 Years against breakage                                                                                                                                                                                                                                                   |     |
| 2 Years against breakage                                                                                                                                                                                                                                                   |     |
| 5 Years against breakage                                                                                                                                                                                                                                                   |     |

[kspivey@livunltd.com](mailto:kspivey@livunltd.com)

**Immediate response via Weblink; Tech on site within 24-48 hours; Parts are OEM from manufacturer (Most parts in inventory)**

include model and serial number along with details on issue. Pictures also helpful.

## CONSOLES

Top Corners, Touch Fast Left, Right, Left ---- CODE 218





# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
10/29/2025

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

**IMPORTANT:** If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

|                                                                                                                       |  |                                                                                                                                                 |  |
|-----------------------------------------------------------------------------------------------------------------------|--|-------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>PRODUCER</b><br>MARSH USA LLC.<br>100 North Tryon Street, Suite 3600<br>Charlotte, NC 28202                        |  | <b>CONTACT</b><br>NAME: Danielle Marinello<br>PHONE (A/C, No, Ext): 480 745 6216 FAX (A/C, No):<br>E-MAIL ADDRESS: danielle.marinello@marsh.com |  |
| CN102987930-Heart-GAWU-25-26 H-Sys                                                                                    |  | <b>INSURER(S) AFFORDING COVERAGE</b>                                                                                                            |  |
| <b>INSURED</b><br>Heartline Fitness Products, Inc.<br>dba LIVunLtd<br>7520 Standish Pl Ste 250<br>Rockville, MD 20855 |  | <b>INSURER A:</b> Travelers Indemnity Co Of America NAIC # 25666                                                                                |  |
|                                                                                                                       |  | <b>INSURER B:</b> Charter Oak Fire Insurance Company 25615                                                                                      |  |
|                                                                                                                       |  | <b>INSURER C:</b> Travelers Property Casualty Co. of America 25674                                                                              |  |
|                                                                                                                       |  | <b>INSURER D:</b>                                                                                                                               |  |
|                                                                                                                       |  | <b>INSURER E:</b>                                                                                                                               |  |
|                                                                                                                       |  | <b>INSURER F:</b>                                                                                                                               |  |

**COVERAGES** **CERTIFICATE NUMBER:** ATL-006107603-01 **REVISION NUMBER:** 0

THIS IS TO CERTIFY THAT 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 CERTIFICATE 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.

| INSR LTR | TYPE OF INSURANCE                                                                                                                                                                                                                                                                                                   | ADDL INSD                                    | SUBR WVD | POLICY NUMBER                                                                    | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS                                                                                                                                                                                                                                  |
|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|----------|----------------------------------------------------------------------------------|-------------------------|-------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| A        | <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY<br><input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR<br><br>GEN'L AGGREGATE LIMIT APPLIES PER:<br><input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC<br>OTHER: |                                              |          | Y-630-9X53586A-TIA-25<br>See Attached                                            | 10/25/2025              | 10/25/2026              | EACH OCCURRENCE \$ 1,000,000<br>DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000<br>MED EXP (Any one person) \$ 5,000<br>PERSONAL & ADV INJURY \$ 1,000,000<br>GENERAL AGGREGATE \$ 2,000,000<br>PRODUCTS - COM/OP AGG \$ 2,000,000 |
| A        | <input checked="" type="checkbox"/> AUTOMOBILE LIABILITY<br><input checked="" type="checkbox"/> ANY AUTO<br><input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS<br><input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY                           |                                              |          | BA-C0202419-25-14-G<br>See Attached                                              | 10/25/2025              | 10/25/2026              | COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000<br>BODILY INJURY (Per person) \$<br>BODILY INJURY (Per accident) \$<br>PROPERTY DAMAGE (Per accident) \$<br>Deductible \$ 1,000                                                        |
| C        | <input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR<br><input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE<br>DED <input checked="" type="checkbox"/> RETENTION \$ 0                                                                                  |                                              |          | CUP-2J187939-25-14<br>See Attached                                               | 10/25/2025              | 10/25/2026              | EACH OCCURRENCE \$ 9,000,000<br>AGGREGATE \$ 9,000,000                                                                                                                                                                                  |
| B        | WORKERS COMPENSATION AND EMPLOYERS' LIABILITY<br>ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory In NH)<br>If yes, describe under DESCRIPTION OF OPERATIONS below                                                                                                                              | Y/N<br><input checked="" type="checkbox"/> N | N/A      | UB-C0208866-25-14-G<br>AZ,DC,DE,FL,GA,IL,MA,MD, NC,NH<br>NJ,NY,RI,SC,TN,TX,VA,WV | 10/25/2025              | 10/25/2026              | <input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER<br>E.L. EACH ACCIDENT \$ 1,000,000<br>E.L. DISEASE - EA EMPLOYEE \$ 1,000,000<br>E.L. DISEASE - POLICY LIMIT \$ 1,000,000                               |

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Todd Student Living

Columbia Properties II LLC, Mapletree US Management, LLC and its managing agent Asset Living any successor in interest thereto (each of the foregoing, "Landlord"), any mortgage lender or ground lessor or Landlord, any managing agent of Landlord, and (direct or indirect owner of any of the foregoing, and any beneficiary, officer, director, employee or agent of any of the foregoing.) are included as additional insured where required by written contract with respect to General Liability and Auto Liability.

Endorsement(s) Attached:

|                                                                                                                                                |                                                                                                                                                                                                                                                    |
|------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>CERTIFICATE HOLDER</b><br>Columbia Properties II LLC<br>C/O Mapletree US Management, LLC<br>5 Bryant Park, Suite 2800<br>New York, NY 10018 | <b>CANCELLATION</b><br>SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.<br><br>AUTHORIZED REPRESENTATIVE<br><br><i>Marsh USA LLC</i> |
|------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

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**Request for Taxpayer  
Identification Number and Certification**

Go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9) for instructions and the latest information.

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

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

|                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                             |                                         |
|--------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|
| Print or type.<br>See Specific Instructions on page 3. | 1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)<br><b>Heartline Fitness Products Inc.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):<br><br>Exempt payee code (if any) _____<br><br>Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____<br><br>(Applies to accounts maintained outside the United States.) |                                         |
|                                                        | 2 Business name/disregarded entity name, if different from above.<br><b>LIVunLtd</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                             |                                         |
|                                                        | 3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes.<br><input type="checkbox"/> Individual/sole proprietor <input checked="" type="checkbox"/> C corporation <input type="checkbox"/> S corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate<br><input type="checkbox"/> LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) _____<br>Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.<br><input type="checkbox"/> Other (see instructions) |                                                                                                                                                                                                                                                                                                             |                                         |
|                                                        | 3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                             |                                         |
|                                                        | 5 Address (number, street, and apt. or suite no.). See instructions.<br><b>PO Box 239</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                             | Requester's name and address (optional) |
|                                                        | 6 City, state, and ZIP code<br><b>Damascus, MD 20872</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                             |                                         |
|                                                        | 7 List account number(s) here (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.

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

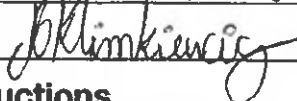
|                                              |                                                                                                 |
|----------------------------------------------|-------------------------------------------------------------------------------------------------|
| Social security number                       |                                                                                                 |
| <div><div></div><div></div><div></div></div> | <div><div></div><div></div><div></div></div>                                                    |
| or                                           |                                                                                                 |
| Employer identification number               |                                                                                                 |
| <div><div>8</div><div>1</div></div>          | <div><div>4</div><div>0</div><div>2</div><div>2</div><div>8</div><div>0</div><div>9</div></div> |

**Part II Certification**

Under penalties of perjury, I certify that:

1. 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
2. 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
3. I am a U.S. citizen or other U.S. person (defined below); and
4. 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 the certification, but you must provide your correct TIN. See the instructions for Part II, later.

**Sign Here** Signature of U.S. person 

Date **02 January 2026**

**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](http://www.irs.gov/FormW9).

**What's New**

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

**Purpose of Form**

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they



HEARTLINE  
FITNESS

## Here's the Heartline Fitness Difference We Sweat the Details

- © 40+ years of experience
  - © Concept-to-completion service and beyond -- it's all in-house
  - © Complimentary amenity assessments to maximize design efficacy
  - © Bundling and discount options for clients with multiple properties
- 
- Cardio
  - Strength Circuit
  - Free Weights
  - Functional Fitness
  - Recovery Zones
  - Core and Abs
  - Outdoor Fitness
  - On-demand Fitness
  - Flooring
  - Wellness

Servicing the East Coast and  
Midwest Metropolitan Areas



Visit us online at  
[heartlinefitness.com](http://heartlinefitness.com)





HEARTLINE  
FITNESS



## Maximize Your Fitness & Wellness Spaces with Heartline Fitness

**We're setting wellness trends with the best-in-class virtual fitness programs and equipment.**

Fitness amenities are essential to resident lifestyle demands. At Heartline Fitness, we activate spaces to attract users, engage the community, and elevate the client experience.

We offer site assessments, gym equipment and installation, fitness and wellness space design, preventive maintenance, and much more!



**Visit us online at [heartlinefitness.com](https://heartlinefitness.com) to schedule your complimentary amenity assessment**

[sales@heartlinefitness.com](mailto:sales@heartlinefitness.com) | 844.338.9900



**GYM DESIGN & CONSULTING**



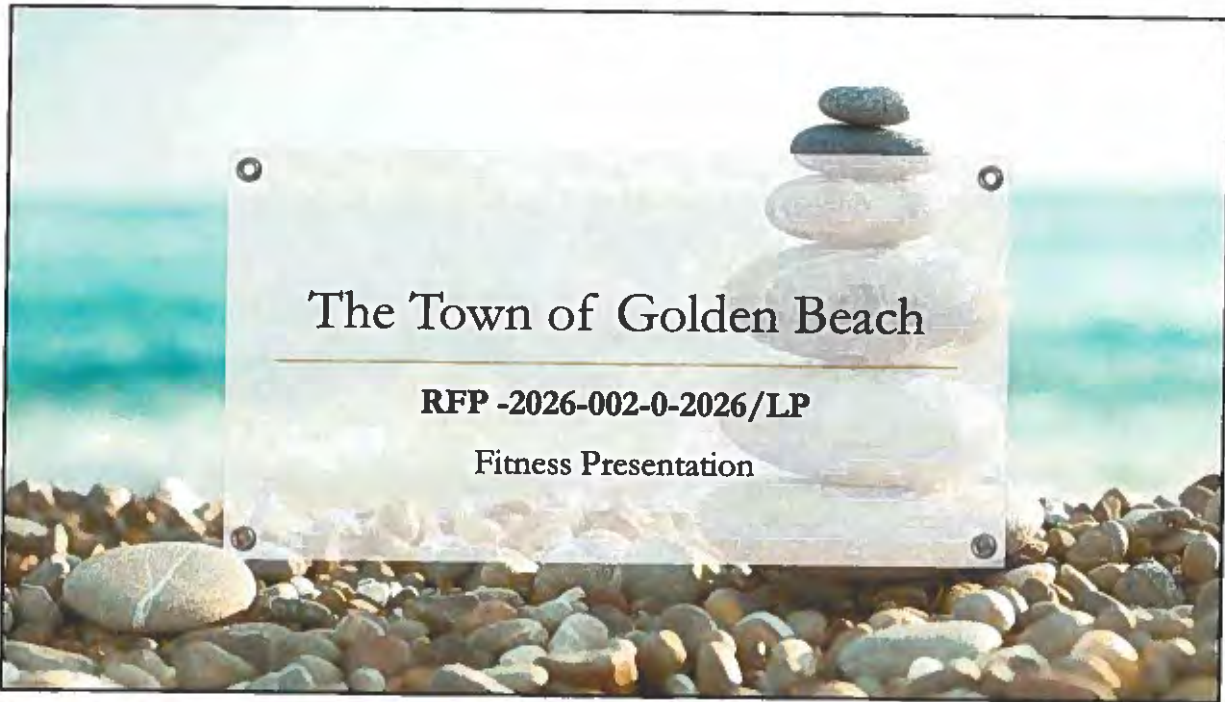
**FITNESS EQUIPMENT & SALES**



**PREVENTIVE MAINTENANCE & REPAIRS**



**DISINFECT & PROTECT**



1

OVERVIEW

- On projects of this magnitude, typically it is a collaborative effort. Due to the nature of the RFP process, rest assured you are in great hands.
- Our collective of companies makes us the largest fitness dealer in North America: LIV UnLtd + Advantage Sport & Fitness + LIV North
- We have access to most major fitness brands and an infrastructure to procure, install, service and provide on-going support

2



Kelly Spivey



Your personal Fitness Representative has a  
Wealth of Experience and Education to Support  
Your Vision:

Started on the owner / manager side of the Fitness Industry:

- Owned 3 Wellness Centers in Tampa Bay Area
- Worked in Cardiac Rehab, Physical Therapy, YMCA and Resort/Hospitality
- Subject Matter Expert for American Council on Exercise, National Academy of Sports Medicine, American Heart Association.

**EDUCATION:**

Master's Degree in Fitness Management  
Doctorate in Natural Health.

**HOBBIES:**

Master's Swimmer and Weekend Gardener.

3

## Personal Projects Concept to Creation

The Community School of Naples  
7,000 SqFt Fitness & Performance Center

The Quarry, Naples, FL  
2-story Fitness/Wellness Center



PLUS: Somerset at the Plantation, First Watch Restaurants Corporate Office, Power Design Corporate Office,  
La Perla in Sunny Isles, La Clara in West Palm Beach, Apogee Condominiums in Miami Beach

4

- In conversation after conversation, one idea keeps resurfacing: ***Vitality is the new measure of success.***

- Residents want to feel younger, stronger, and more grounded. They see their community as a partner in that pursuit.



The Quarry Fitness/Wellness Center

5

## With Vitality in Mind

It is important to be mindful of the various needs of the local community

A Wellness Center is a place to Stay Healthy, Continue with Post-rehab, Socialize, Recover and Rejuvenate.

Providing spaces and opportunities is crucial

### TRENDS... Related to Your Equipment Selection/Layout

- **CARDIO**
  - Stepmills - Multiple
  - Virtual, Instructor-led Cardio
  - HIIT Cardio | Post-rehab Cardio
- **Strength Circuits that are Versatile**
  - Cable Machines offer Variety and Progressions
  - Safe and Intuitive Strength Circuit with Minimal Adjustments
- **Freeweights**
  - Freeweight Areas - Larger than Ever
  - Dedicated Functional Training Areas
- **Stretch & Recovery**
  - Dedicated Areas - Separated from Main Gym
  - Opportunities for Elevated Stretching, Yoga, Pilates

6

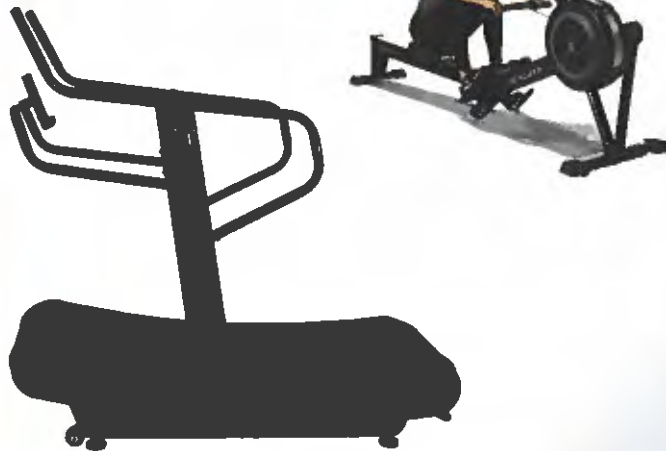
RECOMMENDED FOR “WOW-Factor” and  
On-Trend/Most Requested Items



7

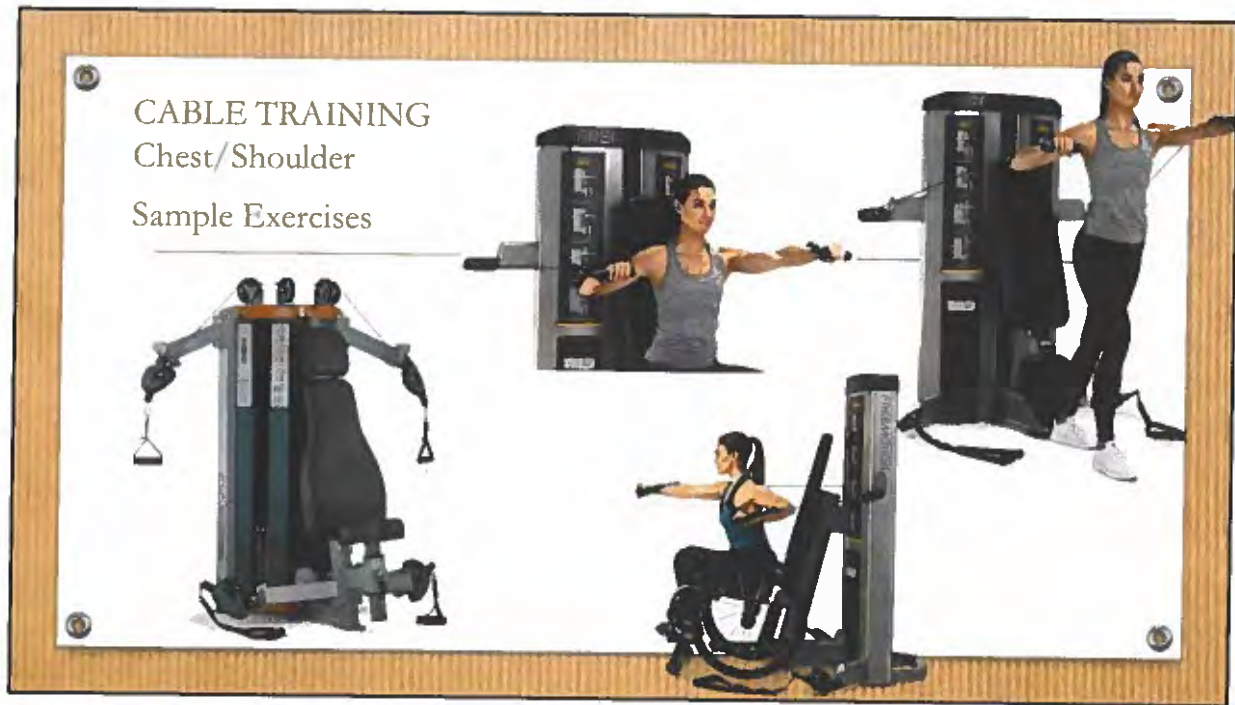
HIIT Cardio

No Power  
Required

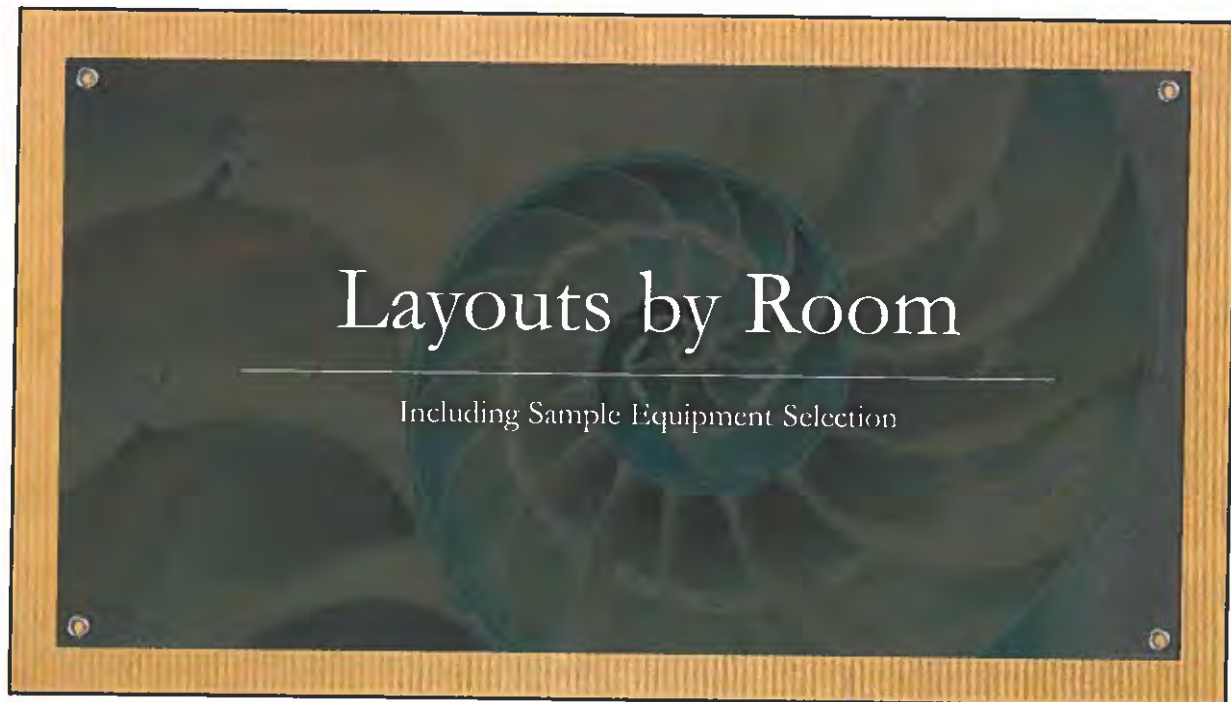


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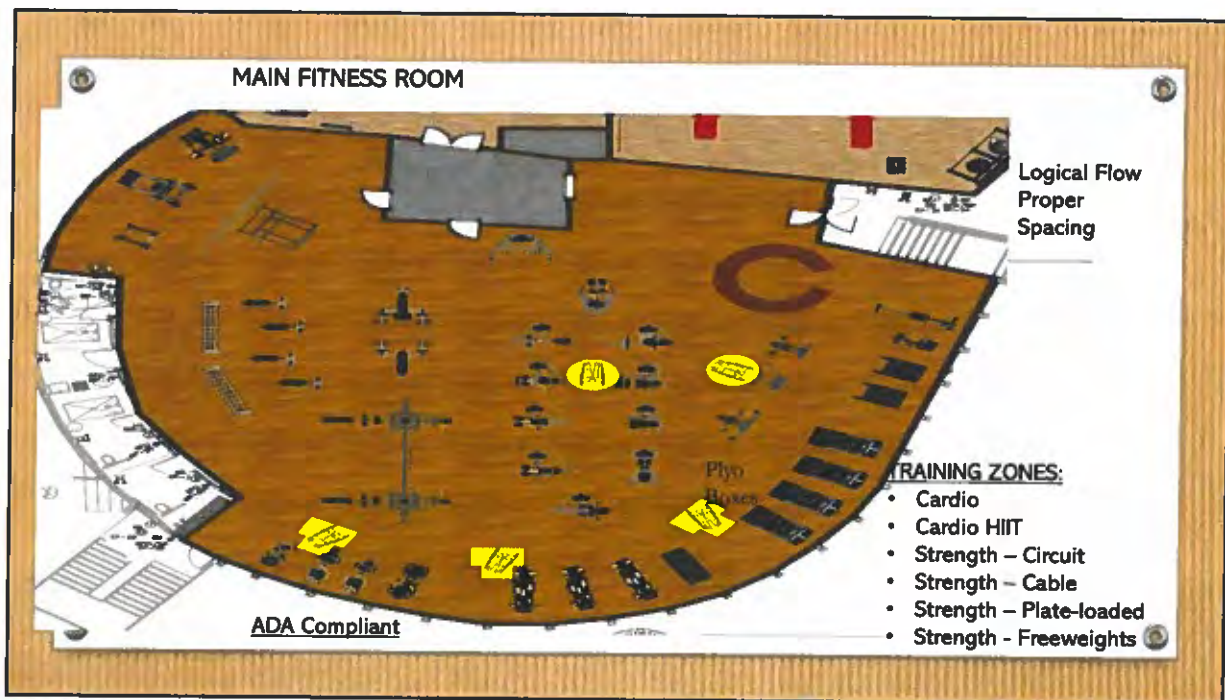
9



10



11



12

## StarTrac – Cardio (8 Series Full Commercial)

Treadmill w Touchscreen Console

---



Same Robust Treadmill found in  
Commercial Gyms, Colleges &  
Universities, YMCAs

13

## Consoles



### CONSOLE FEATURES

---

- Touchscreen
- Virtual Routes (Run TV)
- Preset Workout Programs
- Streaming: Netflix, Youtube, Pluto TV, etc
- Synch with Smart Watch
- Asset Management (OPTION) through Ecofit

14



## PRECOR EFX

### Features:

- Patented Adjustable Ramp
- Moveable or Stationary Arms
- Smooth Motion



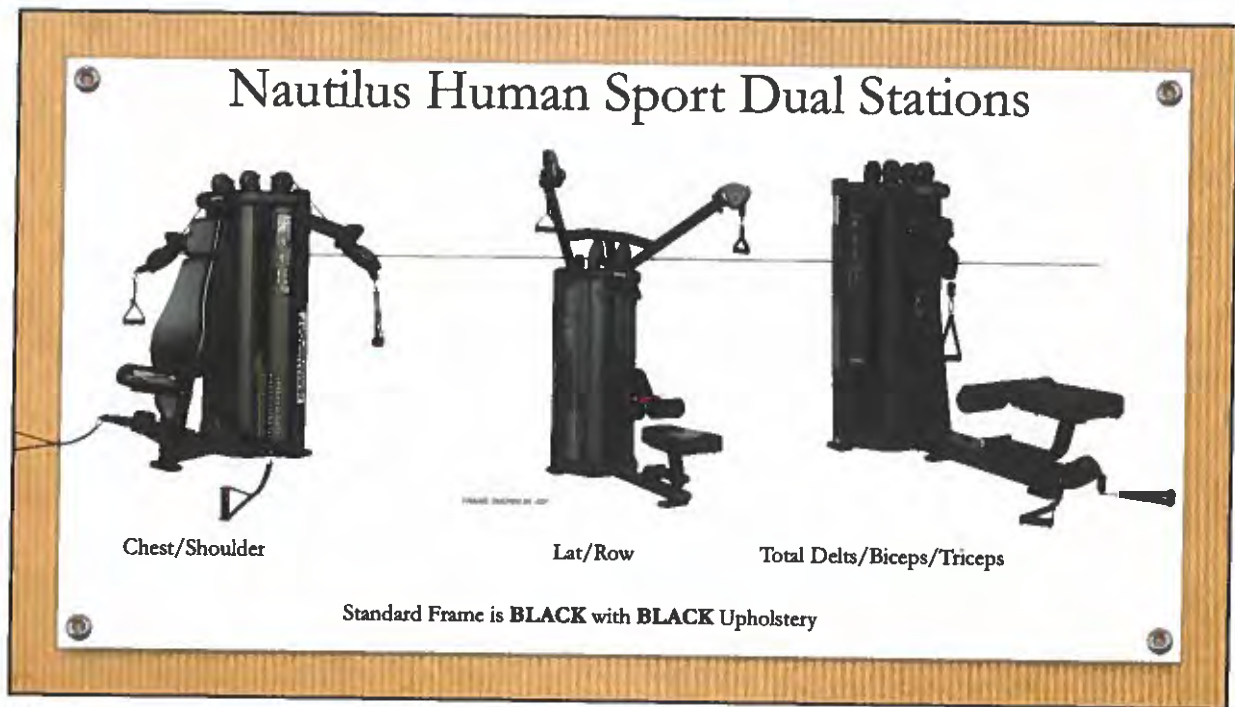
15

## Wellness

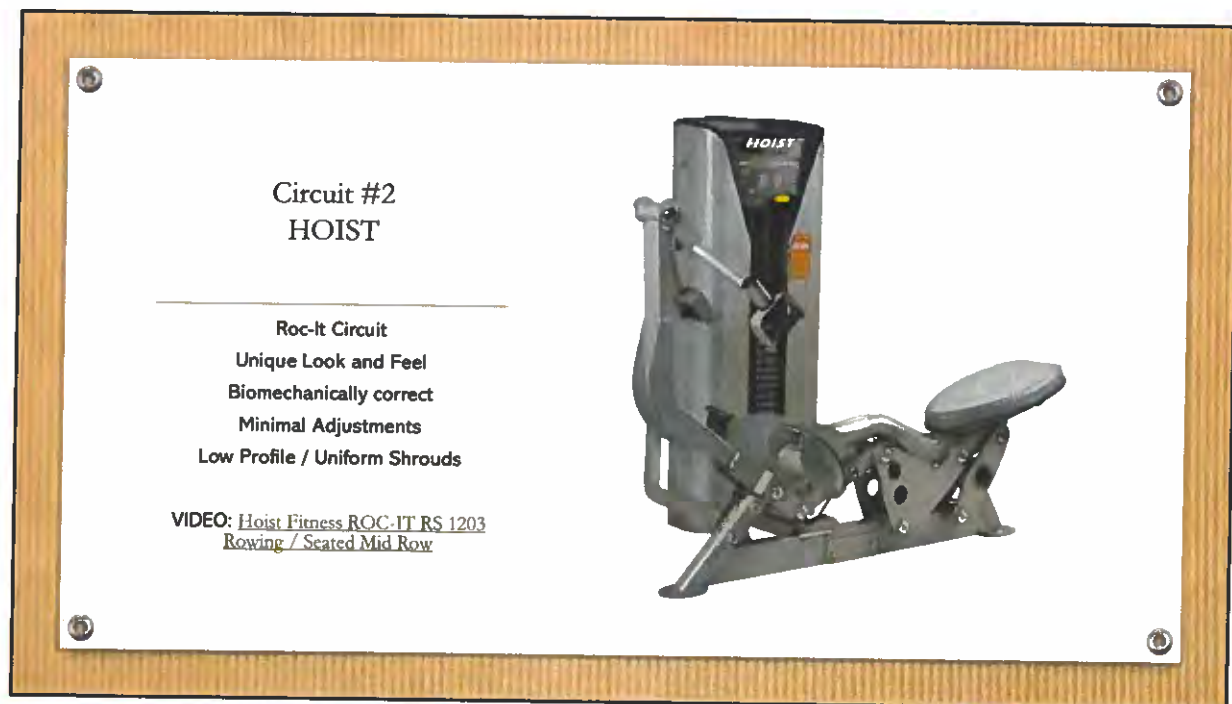
- Post-rehab
- Low-impact
- Easy on Hips, Knees, Back
- Comfortable Seat



16



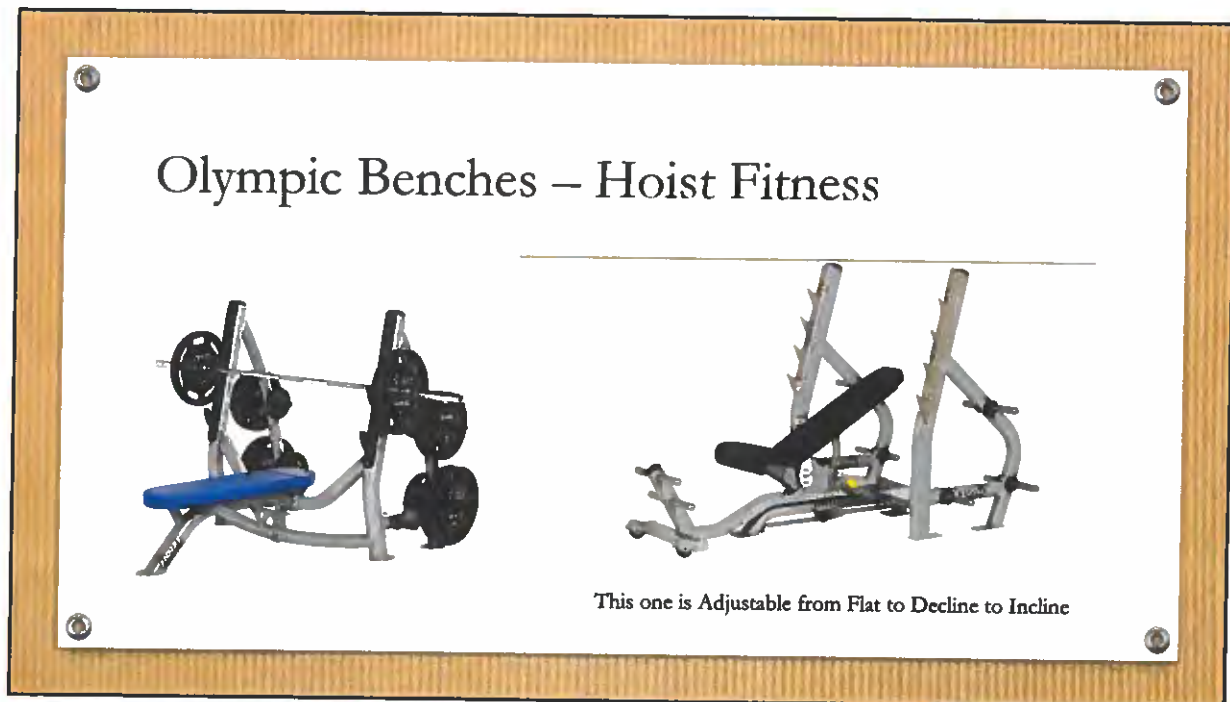
17



18

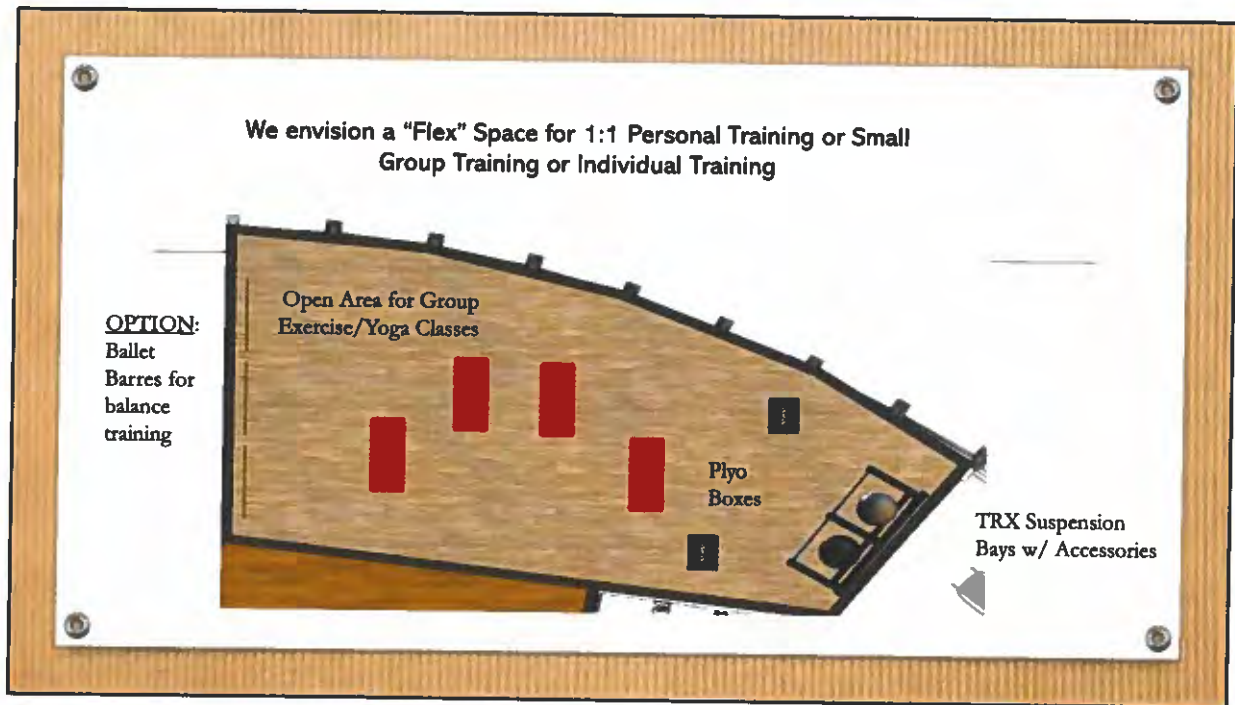


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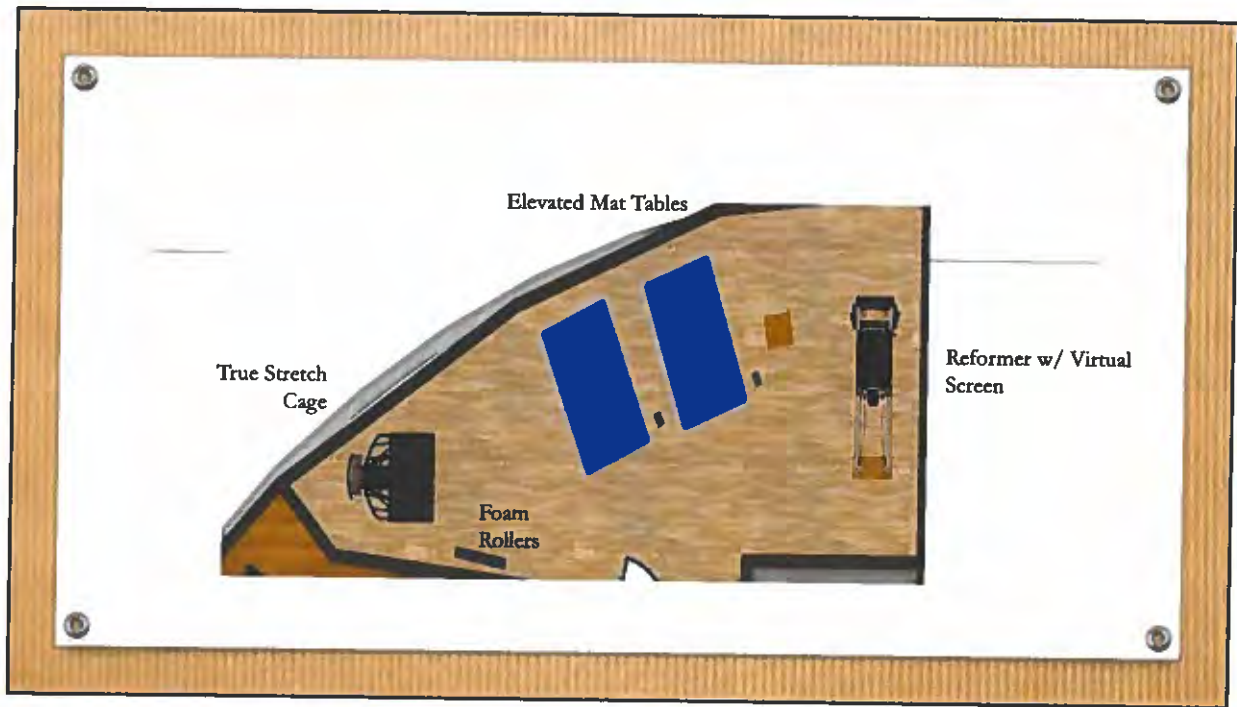




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22

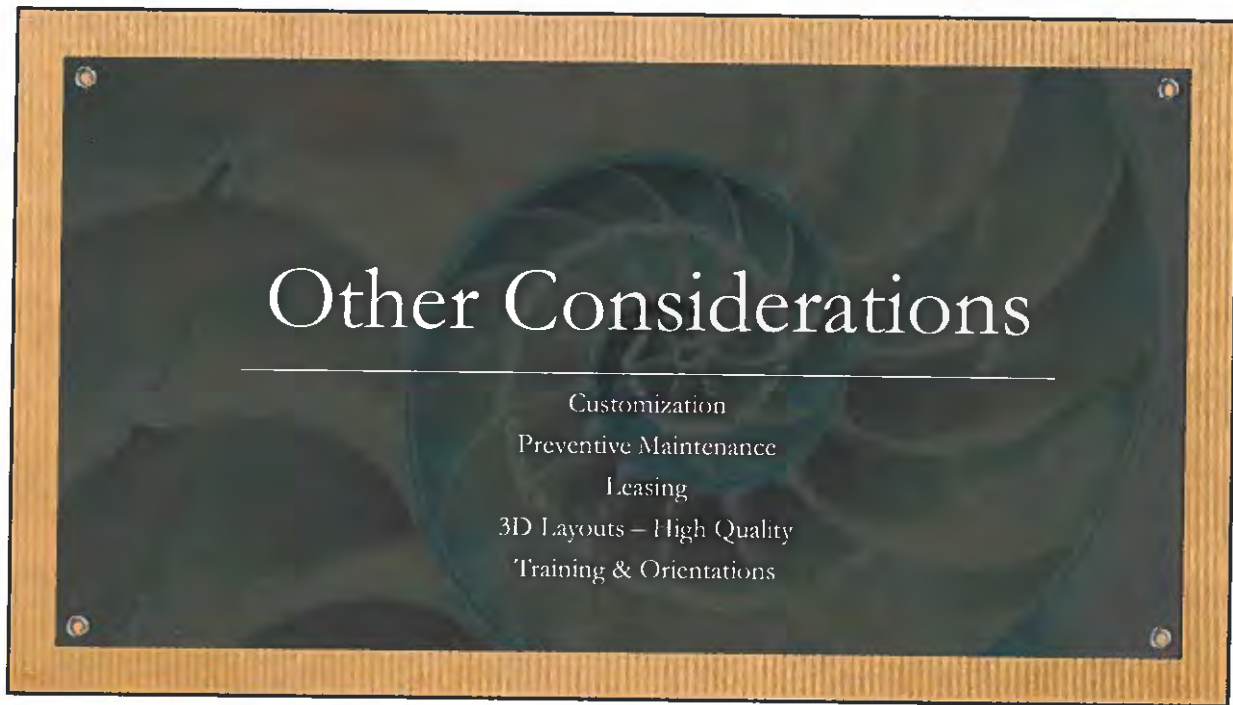


23



24

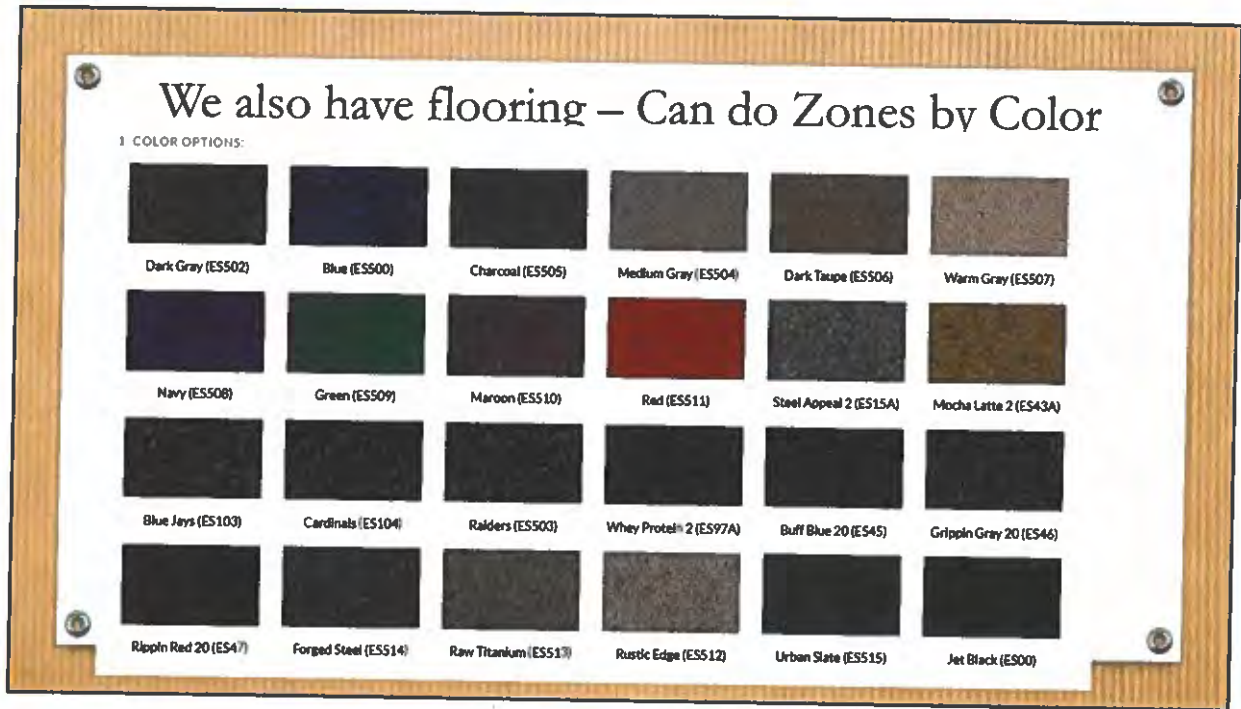




25



26



27



28



## PREVENTIVE M

- We have the largest Service Team in the United States
- Our service techs are factory-trained and certified.
- Recommend Monthly Preventive Maintenance --- billed after each visit
- Online Service Request – Put in cue within seconds. Average response time for tech is 24-48 hours.

**LIV**<sub>WELLNESS</sub>



29

## BENEFITS OF LEASING

60-Month, FMV or \$1 Buy

- ✓ After 5 years, leasing company buys back equipment at Fair Market Value
- ✓ Opportunity for Updated Cardio Equipment
- ✓ Preventive Maintenance Cost and Extended Warranty CAN be added to Lease Document = Fixed Costs for Fitness Room. No Surprises
- ✓ 10% Down at Time of Signing.

**OR**

- ✓ After Lease-term, purchase equipment for \$1



TERMS: 24-, 36-, 48-, 60-Month; No pre-payment Penalty

30

## New Layout

Complimentary 3-D  
Layout Provided with  
New Equipment  
Package



LIV unLtd

31

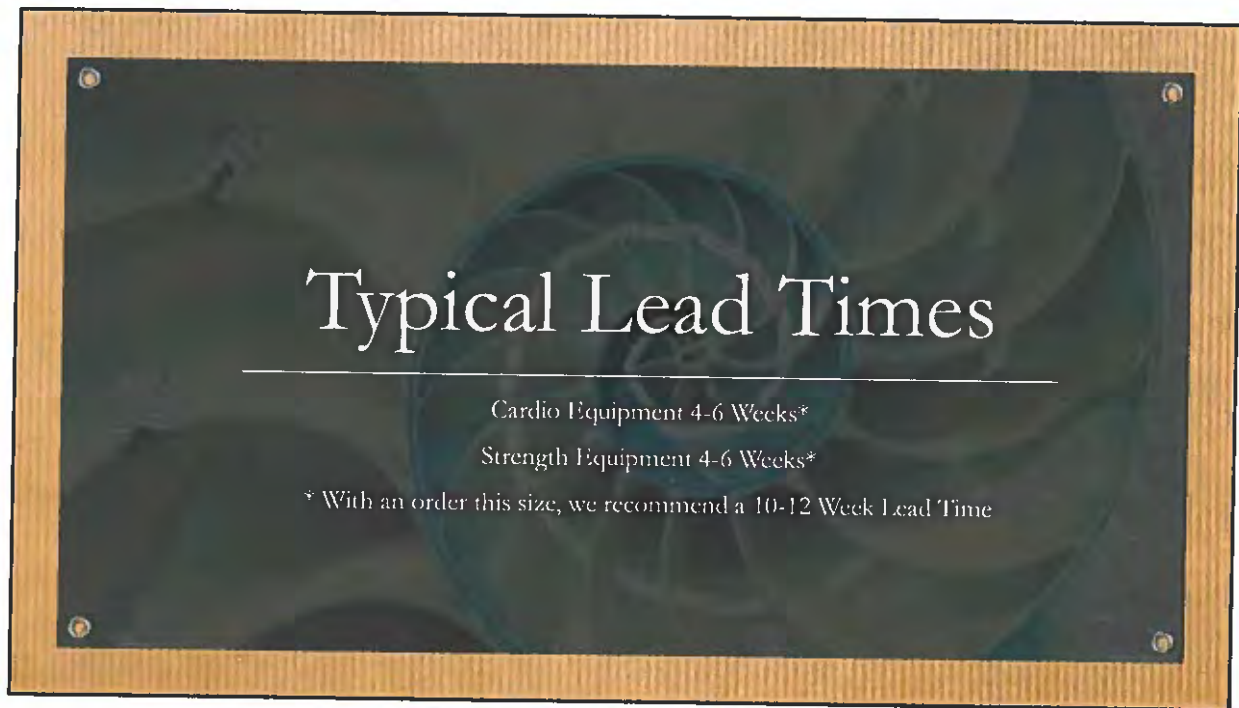
## VALUE-ADD

### TRAINING / ORIENTATION

- Training for Staff and Maintenance Team
- Training for Residents as part of an Open House
- Complimentary



32



33

## Timeline

| TASK                                            | TIM                             |
|-------------------------------------------------|---------------------------------|
| Sign Quote / Provide Purchase Order             |                                 |
| Equipment Procurement                           | 8-12 Weeks ...but typically 4-6 |
| Fitness Equipment Installation & Staff Training | 2 Days                          |
| Soft Opening                                    | 1-2 Weeks                       |
| Member Training/Open House                      | Two to Three Hours (LIV Team)   |

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## Company Snapshot

**LIV**<sub>unLtd</sub>

Founded in 1983. Heartline Fitness has a 43-Year History of Fitness & W

Merged with 4 Companies in 2024 to become **LIV UnLtd**.

**W**

**Advantage Sport & Fitness**, we are now the largest Fitness Dealer in North America.

- Products Division—Wide Selection of Cardio, Strength, Free Weights, Racks and Rigs, Fitness Flooring, Outdoor Fitness, Etc...
  - \* Access to 50 different vendors: LifeFitness, Stairmaster, Nautilus, Freemotion, Precor, Star Trac®, True & Octane, Spirit Fitness®, Dynamic®, TRX®, TKO®, Troy, and Schwinn®.
- Sports Flooring Division—Distributes and Installs ECore® Sports & Fitness Surfaces.
- Service Division—Largest service provider along the East Coast with 48 Factory-trained Service Technicians. Fitness Industry's Only Fully Automated System with Asset Management and Mobile App.
- Distribution—Covers The Continental United States and Canada through National Dealer Network. Regional Market from Maine to Miami and into the Midwest US.
- Long-Term Government Contracts—Fairfax County (VA), Montgomery County (MD), and State of Pennsylvania (CO-STARs), participant in Sourcwell GPO nationwide.

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## CONTACT INFO

Kelly Spivey

Kspivey@

MOBILE: 813-410-4413



Yes, I escaped from Alcatraz -  
-- I love a challenge!



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## **Town of Golden Beach**

### **RFP # 2026-002: Gym Equipment and Installation**

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Jeff Dibler  
[Jeff.dibler@lifefitness.com](mailto:Jeff.dibler@lifefitness.com)

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**Inspiring the world to work out**

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## RFP # 2026-002: Gym Equipment and Installation

Dear Town of Golden Beach,

On behalf of Life Fitness LLC, we are pleased to submit our proposal to provide fitness and wellness services for the Town of Golden Beach. We are committed to supporting the Town's mission of enhancing community health, increasing program accessibility, and promoting active lifestyles for residents of all ages and ability levels.

With over 50 years of experience in the fitness industry, our team specializes in delivering structured, inclusive, and results-driven programs in community settings. We're proud to submit our proposal for Town of Golden Beach, which includes:

- Cardio and strength pieces that meet the needs of your diverse exercisers.
- Experienced service and logistics support
- Ongoing maintenance services
- Warranty options that safeguard your investment
- A dedicated team committed to long-term success

We understand that municipal fitness programs require professionalism, risk management, inclusivity, and measurable outcomes. Our team maintains nationally recognized certifications, experience, and comprehensive liability coverage. Safety, accessibility, and community engagement remain at the core of our service delivery.

Our goal is not only to deliver high-quality fitness equipment, but also to create a partnership.

We appreciate the opportunity to be considered and would welcome the chance to further discuss how our expertise can support the Town of Golden Beach in achieving its health and recreation objectives.

Thank you for your time and consideration.

Respectfully,

Signed by:  
  
980D8037ACAF4FD

Feb 25, 2026 | 9:05 AM CST

Date: \_\_\_\_\_

Amber Roberson  
VP of Sales & Managing Director of North America  
Life Fitness LLC  
amber.roberson@lifefitness.com

**Town of Golden Beach**  
**100 Ocean Blvd.**  
**Golden Beach, FL 33160**  
**Phone 305-932-0744**  
**Fax 305-933-3825**  
**www.Goldenbeach.us**

**PROPOSAL BID FORM**  
**RFP # 2026-002: Gym Equipment and Installation**

Therefore, the undersigned, Hereinafter called the proposer, hereby certifies that he/she has familiarized himself/herself with the extent of the work, and having examined carefully the specifications herein, propose to furnish all the labor, materials and services, without exception, for the Gym & equipment Design Services.

Proposed cost, in figures and in words. \$ \$313,345.16 Total  
In Figures

\$ Three hundred thirteen thousand, three hundred forty-five dollars and sixteen cents.  
In Words

Time for completion, after Notice to Proceed 14-16 weeks.

Life Fitness LLC

Signed by:

Amber Roberson

960D6037ACAF4FD

Company Name (please print) Authorized Signature Amber Roberson

**Town of Golden Beach**  
**100 Ocean Blvd.**  
**Golden Beach, FL 33160**  
**Phone 305-932-0744**  
**Fax 305-933-3825**  
**www.Goldenbeach.us**

**COMPANY INFORMATION**

**RFP # 2026-002: Gym Equipment and Installation**

**IMPORTANT:** This form must be returned with the Bid Proposal Form. **(Please Print or Type)**

Company Name: Life Fitness LLC

Street Address: 9525 W Bryn Mawr Ave, Rosemont, IL 60018

Mailing Address: 9525 W Bryn Mawr Ave

City, State & Zip: Rosemont, IL 60018

Phone No.: 847-288-3300

Fax No.: \_\_\_\_\_

Type of Organization: Limited Liability

Federal ID or SS #: 36-4915818

Contact Person: Jeff Dibler, 410-236-7753, jeffrey.dibler@lifefitness.com

No. of Years in Business: 7 years under our current parent company KPS / Have been in business for 50 years

No. of Employees: 1500 world wide

No. of Employees to be assigned or available for this contract: one plus our support team

No. of Clients your company is currently servicing: 100+ in south Florida

Number of year's experience (combined) of employees to be assigned or available for this contract: 16

Life Fitness LLC

Signed by:  
  
94008037ACAF4FD

Amber Roberson

Company Name (please print) Authorized Signature

**Town of Golden Beach**  
**100 Ocean Blvd.**  
**Golden Beach, FL 33160**  
**Phone 305-932-0744**  
**Fax 305-933-3825**  
**www.Goldenbeach.us**

**LIST OF REFERENCES/EXPERIENCE**

**RFP # 2026-002: Gym Equipment and Installation**

**IMPORTANT:** This form must be returned with the bid proposal form.  
The proposer shall complete the following listing references for similar services.

1. Name of the Company: City of Coconut Creek  
Address: 4455 Sol Press Blvd Coconut Creek, FL 33073  
Contact Person: Jacqui Pomerantz  
Telephone Number: 954-956-1502  
Date of Completion: installed March 2024  
2. Name of the Company: Town of Palm Beach  
Address: 951 Old Okeechobee Rd # A, West Palm Beach, FL 33401  
Contact Person: Carlos Santana  
Telephone Number: 561-227-7003  
Date of Completion: installed November 2025  
3. Name of the Company: City of West Miami  
Address: 901 SW 62nd Ave West Miami FL 33144  
Contact Person: Jenny Polynice-Hall  
Telephone Number: 305-992-0631  
Date of Completion: installed December 2025

Life Fitness LLC

Company Name (please print) Authorized Signature Amber Roberson

Signed by:  
*Amber Roberson*  
90008037ACAF4FD

**Town of Golden Beach**  
**100 Ocean Blvd.**  
**Golden Beach, FL 33160**  
**Phone 305-932-0744**  
**Fax 305-933-3825**  
**www.goldenbeach.us**

**PROPOSERS CERTIFICATION**  
**RFP # 2026-002: Gym Equipment and Installation**

I have carefully examined the Request for Proposal, Instructions for Bidders, Terms and Conditions, proposal forms and all other documents accompanying or made a part of this Request for Proposal. I hereby propose to furnish the commodity or services specified in the Request for Proposal at the prices or rates quoted in my proposal. I agree that my proposal will remain firm for a period of forty-five (45) days in order to allow the Town adequate time to evaluate the proposals. I certify that all information contained in this Request for Proposal is truthful to the best of my knowledge and believe I further certify I am duly authorized to submit this proposal on behalf of the vendor/Consultant as its act and deed and that the vendor/Consultant is ready, willing and able to perform if awarded this RFP. I further certify, under oath, that this bid/proposal is made without prior understanding, agreement, connection, discussion or collusion with any other person, firm or corporation submitting a bid/proposal for the same commodity or service; no officer, employee or agent of the Town of Golden Beach or of any other bidder/proposer interested in said bid/proposal; and that the undersigned executed this bidders/proposers certification with full knowledge and understanding of the matters therein contained and was duly authorized to do so.

Life Fitness LLC

Name of Business Sworn to and subscribed before me      Feb 25, 2026 | 8:16 AM PST  
By: this day of \_\_\_\_\_, 2007.

Signature

DocuSigned by:  
*Joanna Dwyer*  
0F4708468B8C405

Name & Title, Typed or Printed Signature of Notary

Joanna Dwyer      Joanna Dwyer

Illinois

Notary Public, State of

Mailing Address

Rosemont, IL 60018

Amber Roberson

Personally Known

City, State, Zip Code -or-

8472883556

Produced Identification

Telephone Number

**Town of Golden Beach**  
**100 Ocean Blvd.**  
**Golden Beach, FL 33160**  
**Phone 305-932-0744**  
**Fax 305-932-3825**  
**www.Goldenbeach.us**

**DRUG FREE WORKPLACE CERTIFICATION**  
**RFP # 2026-002: Gym Equipment and Installation**

In order to have a drug-free workplace, a business shall:

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.
2. Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs and the penalties that may be imposed upon employees for drug abuse violations.
3. Give each employee engaged in providing the commodities or contractual services that are under bid/proposal a copy of the statement specified in subsection (1).
4. In the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities or contractual services that are under bid/proposal, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.
5. Impose a sanction on, or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee's community, by any employee who is so convicted.
6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section. As the person authorized to sign the statement, I certify that this firm complies fully with the above requirements.

**Life Fitness LLC**

Company Name (please print) Authorized Signature

Signed by:  
*Amber Roberson*  
90006037ACAF4FD

Amber Roberson

# COMPANY INFORMATION

## **Life Fitness Global Support Center:**

9525 Bryn Mawr Ave, Rosemont, IL

Life Fitness has been in business for over 50 years crafting state-of-the-art cardio and strength equipment. What began with the industry's first electronic exercise bike has grown into a dual powerhouse — bringing together Life Fitness' legacy of movement-inspired innovation with Hammer Strength's elite standard of performance. Today, we are united by a mission to partner with our customers to create the best workout experiences. And we're guided by a bold vision: to be the world's workout partner of choice.

Life Fitness is a legacy of groundbreaking cardio, strength and fitness equipment. Engineered to create healthier lives. Hammer Strength is the undisputed champion in strength and conditioning equipment. Trusted by the elite, outlasted by none.

## **WEBSITE:**

<http://www.lifefitness.com/en-us>

# MANUFACTURING

Owatonna, MN  
Ramsey, MN  
Protokon, Hungry

- ⚙ Manufacturing
- 📍 Direct Office
- Distributor Partner

# FITNESS FOR EVERY BODY





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# CUSTOMER SNAPSHOT

# CUSTOMER SERVICE

## Best-In-Class

---

When it comes to servicing your investment, we make it effortless. Whether you're troubleshooting an issue or need expert support, our customer service teams are here for keeping your equipment performing at its peak.

Our certified technicians—specializing in Life Fitness / Hammer Strength—are equipped to tackle any challenge, from mechanical fine-tuning to cosmetic touch-ups.

**Reach out to us** and we'll power up your equipment with speed and precision—so you can keep delivering extraordinary workout experiences without missing a beat.

### Service Contact Information:

[customersupport@lifefitness.com](mailto:customersupport@lifefitness.com)

800-351-3737

# CREATING A HEALTHIER PLANET, TOGETHER

**Every decision we make is the result of careful consideration of people, planet and product.**

**In 2020, we adopted our Corporate Social responsibility program that underlines our commitment to co-creating a better future.**



# Town of Golden Beach Wellness Center

1 Golden Beach Dr. Golden Beach, FL

Jeff Dibler

410-236-7753

Jeff.dibler@lifefitness.com

Date: 01/30/26

Version: 1.01

Scale: 9/128"=1'-0"

Ceiling Ht.: XX'-X"

SQ.FT.: X,XXX

Refresh: ☐ New Build: ☐

## DISCLAIMER:

THIS FLOORPLAN IS PROVIDED FOR GENERAL VISUAL REFERENCE ONLY. ANY DIMENSIONS USED TO CREATE THESE DRAWINGS SHOULD BE VERIFIED BY THE OWNERS OF THE FACILITY. CONTRACTORS AND/OR THEIR AGENTS, THESE DRAWINGS ARE NOT DESIGNED TO BUILD FROM AND SHALL NOT BE USED AS BUILDING DOCUMENTS BY ANY PARTIES. LIFEFITNESS MAKES NO WARRANTY THAT THE FLOORPLAN COMPLIES WITH ANY APPLICABLE LAW, CODES, RULE OR REGULATION OR ANY INDUSTRY OR SAFETY STANDARD OR REQUIREMENT INCLUDING ASTM OR EUROPEAN STANDARD SPACING RECOMMENDATIONS FOR ACCESS, PASSAGE AROUND OR EMERGENCY DISMOUNT. COMPLIANCE WITH INDUSTRY STANDARDS, REGULATORY LAWS, CODES, RULE OR REGULATIONS, AND THE PLACEMENT OF ASSOCIATED TEAMS IS BY OWNER AND LIFE FITNESS DISCLAIMS ALL RESPONSIBILITY WITH RESPECT THERETO.

## ADDITIONAL NOTES:

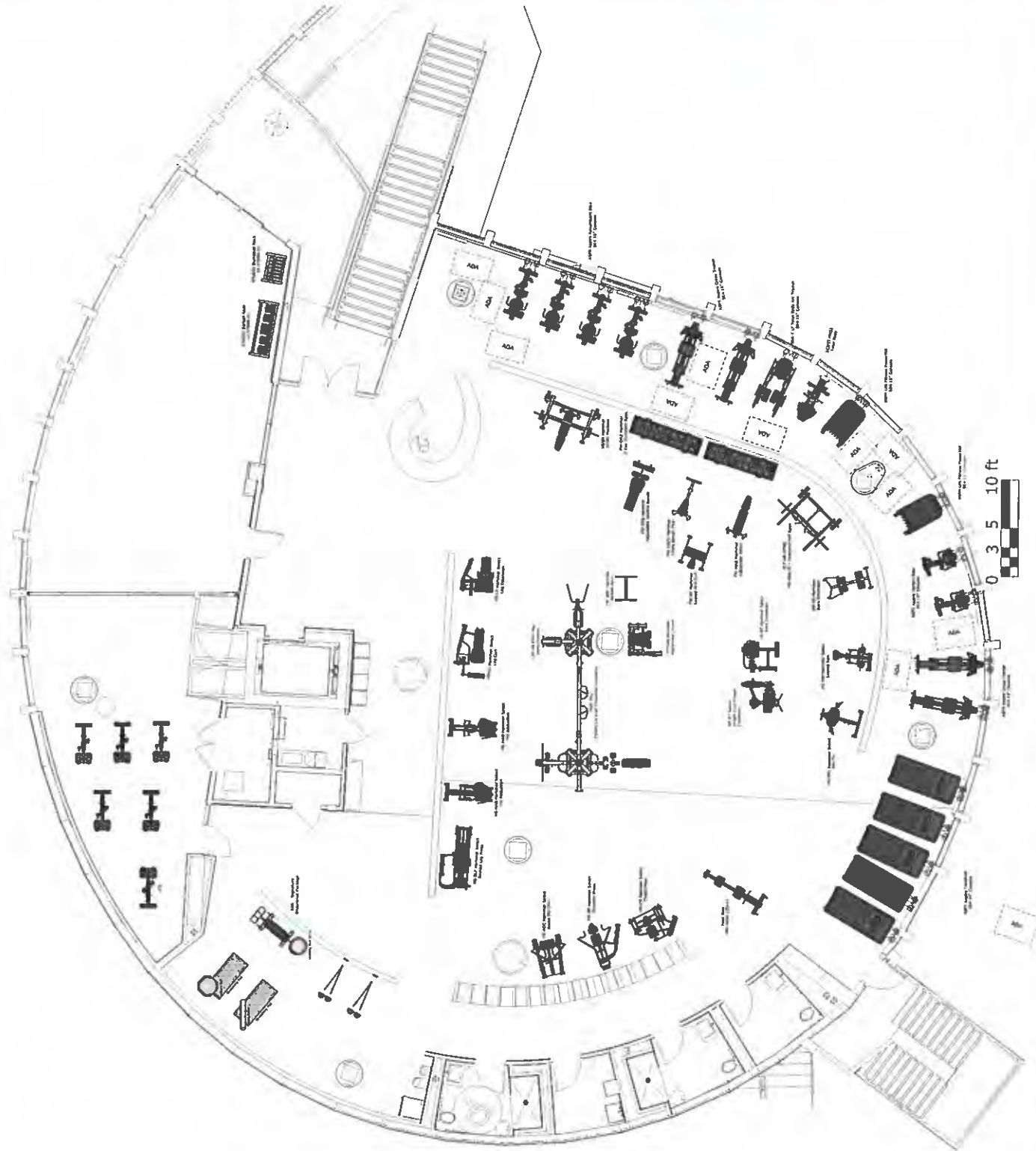
FLOOR PLAN DIMENSIONS ARE BASED ON INFORMATION PROVIDED BY FACILITY OWNER OR ITS REPRESENTATIVES AND SHOULD BE VERIFIED IN THE FIELD.

## Electrical Legend:

-  DEDICATED RECEPTACLE
-  STANDARD RECEPTACLE
-  OPTIONAL RECEPTACLE
-  WIFI/WIRED INTERNET
-  TV CONNECTION

CONSULT A QUALIFIED ELECTRICAL PROFESSIONAL TO DETERMINE POWER REQUIREMENTS AND PLACEMENT. POWER, DATA, AND TV REQUIREMENTS VARY BASED ON OPTIONS SELECTED.

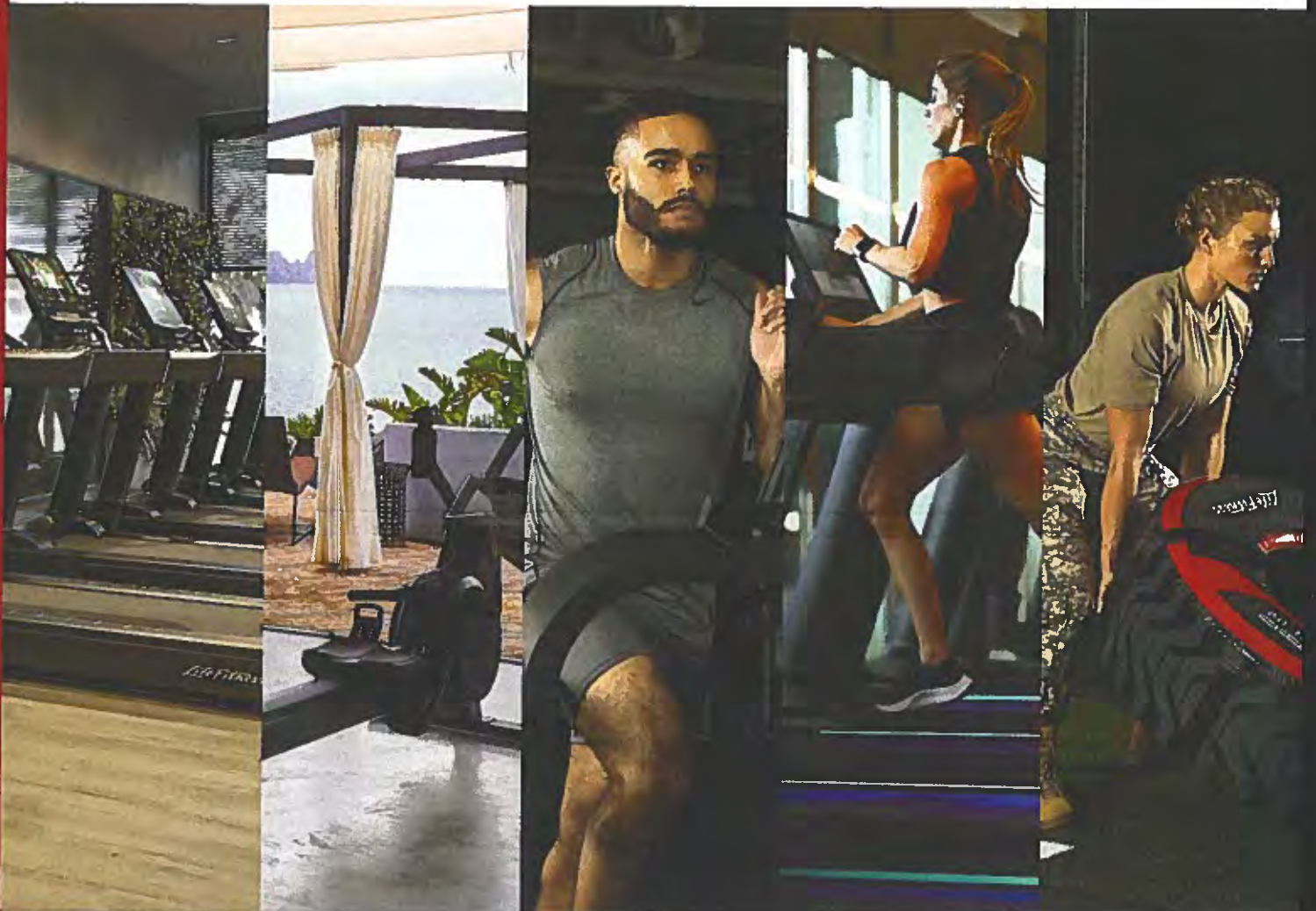
**LIFE FITNESS**  
HAMMER  
STRENGTH





*LifeFitness*

**HAMMER  
STRENGTH™**



HEALTH CLUBS

HOSPITALITY

ATHLETICS

MULTI-UNIT HOUSING

UNIFORMED SERVICE

Jeff Dibler

Email: [jeffrey.dibler@lifefitness.com](mailto:jeffrey.dibler@lifefitness.com)

Phone: (410) 236-7753

Inspiring the world to work out



**QUOTE :** CPQ-38103

**DATE :** 02-02-2026

**BILL TO :** TOWN OF GOLDEN BEACH

1 GOLDEN BEACH DR  
GOLDEN BEACH  
FL 33160-2258  
US

**SHIP TO :** TOWN OF GOLDEN BEACH

1 GOLDEN BEACH DR  
GOLDEN BEACH  
FL 33160-2258  
US

---

Thank you for the opportunity to present a comprehensive equipment recommendation. It is an honor to be considered and we hope you will select us to partner with you to create a premier fitness facility for your organization.

Choosing the right fitness equipment can be daunting. The products you select must be easy to use and inviting for a variety of exercisers. They must be durable and reliable -- capable of standing up to the rigors of continued daily use. That is why partnering with an industry-leading manufacturer uniquely qualified to guide you through the process is so important.

Life Fitness has over 30 years' experience helping facilities select their fitness equipment and create customized fitness environments that encourage exercisers to work out more often and lead healthier lives. We offer the largest breadth of cardio, strength and performance-training equipment, value-added services, and ongoing support to ensure that your facilities' needs will be met in the years to come.

If you have any questions or comments regarding our proposal, please contact us as indicated below. The Life Fitness team looks forward to supporting you in the future.

Sincerely,

LIFE FITNESS

| # | DESCRIPTION                                                                                       | CONFIGURATION DETAILS                                                                                                                                                                                              | QTY | MSRP        | UNIT PRICE | TOTAL PRICE |
|---|---------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-------------|------------|-------------|
| 1 | <a href="#">ASPIRE TREADMILL SE4 24 MODEL</a><br>ASPT-SE424-ALLXN-12                              | <br>Aspire Tread SE4 Smooth<br>Charcoal Low VT Base<br>Power Cord DOM Low Volt 90<br>DEG 96 IN<br>SE4 24 Eng NFC PROIDIOM<br>Coax | 5   | \$14,419.00 | \$8,651.40 | \$43,257.00 |
|   | Preventive Maintenance, 2PM Per<br>Year- 3 Year, Treadmill<br>EW-TREAD-2PM-3YR                    |                                                                                                                                                                                                                    | 5   | \$573.00    | \$286.50   | \$1,432.50  |
| 2 | <a href="#">ASPIRE CROSS-TRAINER SE4 16 MODEL</a><br>ASPX-SE416-ALLXN-12                          | <br>Aspire Cross Trainer SE4 Smooth<br>Charcoal Base<br>Power Cord DOM Low Volt<br>Straight<br>SE4 16 Eng NFC PROIDIOM<br>Coax    | 4   | \$10,299.00 | \$6,179.40 | \$24,717.60 |
|   | Preventive Maintenance, 2PM Per<br>Year- 3 Year, Crosstrainer<br>EW-CROSSTRAIN-2PM-3YR            |                                                                                                                                                                                                                    | 4   | \$415.00    | \$207.50   | \$830.00    |
| 3 | <a href="#">ASPIRE UPRIGHT BIKE SE4 16 MODEL</a><br>ASPC-SE416-ALLXN-12                           | <br>Aspire Upright SE4 Smooth<br>Charcoal Base<br>Power Cord DOM Low Volt<br>Straight<br>SE4 16 Eng NFC PROIDIOM<br>Coax          | 2   | \$7,209.00  | \$4,325.40 | \$8,650.80  |
|   | Preventive Maintenance, 2PM Per<br>Year- 3 Year, Upright and Recumbent<br>Bike<br>EW-BIKE-2PM-3YR |                                                                                                                                                                                                                    | 2   | \$415.00    | \$207.50   | \$415.00    |
| 4 | <a href="#">ASPIRE RECUMBENT BIKE SE4 16 MODEL</a><br>ASPR-SE416-ALLXN-12                         | <br>Aspire Recumbent SE4 Smooth<br>Charcoal Base<br>Power Cord DOM Low Volt<br>Straight<br>SE4 16 Eng NFC PROIDIOM<br>Coax      | 4   | \$7,827.00  | \$4,696.20 | \$18,784.80 |
|   | Preventive Maintenance, 2PM Per<br>Year- 3 Year, Upright and Recumbent<br>Bike<br>EW-BIKE-2PM-3YR |                                                                                                                                                                                                                    | 4   | \$415.00    | \$207.50   | \$830.00    |
| 5 | <a href="#">HEAT ROW LCD</a><br>PRF-ROW-LCD-01                                                    |                                                                                                                                 | 1   | \$3,119.00  | \$1,871.40 | \$1,871.40  |
|   | Preventive Maintenance, 2PM Per<br>Year- 3 Year, Rower<br>EW-ROWER-2PM-3YR                        |                                                                                                                                                                                                                    | 1   | \$415.00    | \$207.50   | \$207.50    |
| 6 | <a href="#">Life Fitness ICG IC5 Indoor Cycle</a><br>IC-LFICGIC5-01                               |                                                                                                                                 | 6   | \$2,807.00  | \$1,684.20 | \$10,105.20 |
|   | Preventive Maintenance, 2PM Per<br>Year- 3 Year, Indoor Cycle<br>EW-INDOORCYCLE-2PM-3YR           |                                                                                                                                                                                                                    | 6   | \$415.00    | \$207.50   | \$1,245.00  |
| 7 | <a href="#">LIFE FITNESS TOTAL BODY ARC TRAINER w/ SE4 16</a>                                     | <br>TB Arc Trainer SE4 Smooth<br>Charcoal Base<br>SE4 16 Eng NFC PROIDIOM<br>Coax                                               | 1   | \$14,007.00 | \$8,404.20 | \$8,404.20  |

| # | DESCRIPTION                                                                                              | CONFIGURATION DETAILS                                                                                                                                                                                         | QTY | MSRP        | UNIT PRICE | TOTAL PRICE |
|---|----------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-------------|------------|-------------|
|   | INA-TSE416-XF-13                                                                                         | Power Cord DOM Low Volt<br>Straight                                                                                                                                                                           |     |             |            |             |
|   | Preventive Maintenance, 2PM Per<br>Year- 3 Year, Arc Trainer<br>EW-ARC-2PM-3YR                           |                                                                                                                                                                                                               | 1   | \$415.00    | \$207.50   | \$207.50    |
| 8 | <u>LIFE FITNESS POWERMILL w/ SE4<br/>16</u><br>INPM-SE416-XF-13                                          | <br>PowerMill Base<br>Handlebar Smooth Charcoal Kit<br>SE4 16 Eng NFC PRODIOM<br>Coax<br>Power Cord DOM Low Volt<br>Straight | 2   | \$15,449.00 | \$9,269.40 | \$18,538.80 |
|   | Preventive Maintenance, 2PM Per<br>Year- 3 Year, Powermill and Stair<br>Climber<br>EW-STAIRCLIMB-2PM-3YR |                                                                                                                                                                                                               | 2   | \$415.00    | \$207.50   | \$415.00    |
| 9 | <u>SCIFIT PRO2 TBE DOM Prem Seat<br/>Cool Gray</u><br>PRO230-INT                                         |                                                                                                                              | 1   | \$7,017.00  | \$4,210.20 | \$4,210.20  |
|   | Preventive Maintenance, 2PM Per<br>Year- 3 Year, SciFit Equipment<br>EW-SCIFIT-2PM-3YR                   |                                                                                                                                                                                                               | 1   | \$415.00    | \$207.50   | \$207.50    |

## Strength

|   |                                                                                                                       |                                                                                                                                                             |   |            |            |            |
|---|-----------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|---|------------|------------|------------|
| 1 | <u>AXIOM BICEPS CURL/TRICEPS<br/>EXTENSION</u><br>OP-BT                                                               | <br>Charcoal Frame<br>Black Upholstery<br>Standard Weight<br>Full Shroud | 1 | \$5,009.00 | \$3,356.03 | \$3,356.03 |
|   | Preventive Maintenance, 2PM Per<br>Year- 3 Year, Strength Plate Loaded<br>and Selectorized<br>EW-STR-PLSELECT-2PM-3YR |                                                                                                                                                             | 1 | \$279.00   | \$139.50   | \$139.50   |
| 2 | <u>LF B&amp;R ACCESSORY STORAGE<br/>RACK</u><br>SAR                                                                   | <br>Charcoal Frame<br>English<br>3 Stability Balls<br>Mat & Rollers      | 1 | \$2,688.00 | \$1,800.96 | \$1,800.96 |
| 3 | <u>HAMMER STRENGTH BARBELL<br/>RACK</u><br>FW-BAR                                                                     | <br>Charcoal Frame<br>English                                            | 1 | \$1,464.00 | \$980.88   | \$980.88   |
| 4 | <u>HAMMER STRENGTH DUMBBELL<br/>RACK TWO TIER</u><br>FW-D2                                                            | <br>Charcoal Frame<br>Dumbbell Tray                                      | 2 | \$1,672.00 | \$1,120.24 | \$2,240.48 |
| 5 | <u>HAMMER STRENGTH BACK<br/>EXTENSION</u><br>BW-BE                                                                    | <br>Charcoal Frame<br>Black Upholstery<br>English                        | 1 | \$1,709.00 | \$1,145.03 | \$1,145.03 |
|   | Preventive Maintenance, 2PM Per<br>Year- 3 Year, Strength Benches<br>EW-STR-BENCH-2PM-3YR                             |                                                                                                                                                             | 1 | \$160.00   | \$80.00    | \$80.00    |



| #               | DESCRIPTION                                                                                                     | CONFIGURATION DETAILS                                                                                                                                  | QTY | MSRP       | UNIT PRICE | TOTAL PRICE |
|-----------------|-----------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|-----|------------|------------|-------------|
| <b>Strength</b> |                                                                                                                 |                                                                                                                                                        |     |            |            |             |
| 6               | <a href="#">HAMMER STRENGTH SEATED ARM CURL</a><br>FW-AC                                                        |  Charcoal Frame<br>Black Upholstery<br>English                        | 1   | \$1,628.00 | \$1,090.76 | \$1,090.76  |
|                 | Preventive Maintenance, 2PM Per Year- 3 Year, Strength Benches<br>EW-STR-BENCH-2PM-3YR                          |                                                                                                                                                        | 1   | \$160.00   | \$80.00    | \$80.00     |
| 7               | <a href="#">FREE WEIGHT ADJUSTABLE DECLINE BENCH</a><br>FW-ADB                                                  |  Charcoal Frame<br>Black Upholstery<br>ENGLISH                        | 1   | \$1,628.00 | \$1,090.76 | \$1,090.76  |
|                 | Preventive Maintenance, 2PM Per Year- 3 Year, Strength Benches<br>EW-STR-BENCH-2PM-3YR                          |                                                                                                                                                        | 1   | \$160.00   | \$80.00    | \$80.00     |
| 8               | <a href="#">HAMMER STRENGTH UTILITY BENCH-75 DEGREE</a><br>FW-UB75                                              |  Charcoal Frame<br>Black Upholstery<br>English                        | 1   | \$809.00   | \$542.03   | \$542.03    |
|                 | Preventive Maintenance, 2PM Per Year- 3 Year, Strength Benches<br>EW-STR-BENCH-2PM-3YR                          |                                                                                                                                                        | 1   | \$160.00   | \$80.00    | \$80.00     |
| 9               | <a href="#">HMR ADJUSTABLE BENCH (PRO STYLE)</a><br>FWMAB                                                       |  Charcoal Frame<br>Black Upholstery                                 | 2   | \$1,766.00 | \$1,183.22 | \$2,366.44  |
|                 | Preventive Maintenance, 2PM Per Year- 3 Year, Strength Benches<br>EW-STR-BENCH-2PM-3YR                          |                                                                                                                                                        | 2   | \$160.00   | \$80.00    | \$160.00    |
| 10              | <a href="#">LF PWR PLAY CORE</a><br>LPP-CORE                                                                    |  Charcoal Frame<br>English                                          | 2   | \$2,309.00 | \$1,547.03 | \$3,094.06  |
| 11              | <a href="#">LF PWR PLAY VERSA</a><br>LPP-VA                                                                     |  Charcoal Frame<br>English                                          | 2   | \$2,099.00 | \$1,406.33 | \$2,812.66  |
| 12              | <a href="#">LF PWR PLAY CORE CONNECTOR - ADJ CABLE CROSSOVER</a><br>LPP-CX                                      |  Charcoal Frame<br>English<br>LB Weight Stack<br>No Shroud          | 1   | \$6,614.00 | \$4,431.38 | \$4,431.38  |
|                 | Preventive Maintenance, 2PM Per Year- 3 Year, Strength Plate Loaded and Selectorized<br>EW-STR-PLSELECT-2PM-3YR |                                                                                                                                                        | 1   | \$279.00   | \$139.50   | \$139.50    |
| 13              | <a href="#">LF PWR PLAY PULLDOWN</a><br>LPP-PD                                                                  |  Charcoal Frame<br>Black Upholstery<br>LB Weight Stack<br>No Shroud | 1   | \$3,464.00 | \$2,320.88 | \$2,320.88  |

| #               | DESCRIPTION                                                                                                     | CONFIGURATION<br>DETAILS                                                                                                                                                      | QTY | MSRP       | UNIT PRICE | TOTAL PRICE |
|-----------------|-----------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|------------|------------|-------------|
| <b>Strength</b> |                                                                                                                 |                                                                                                                                                                               |     |            |            |             |
|                 | Preventive Maintenance, 2PM Per Year- 3 Year, Strength Plate Loaded and Selectorized<br>EW-STR-PLSELECT-2PM-3YR |                                                                                                                                                                               | 1   | \$279.00   | \$139.50   | \$139.50    |
| 14              | <u>LF PWR PLAY ROW</u><br>LPP-RW                                                                                |  Charcoal Frame<br>Black Upholstery<br>LB Weight Stack<br>No Shroud                          | 1   | \$3,464.00 | \$2,320.88 | \$2,320.88  |
|                 | Preventive Maintenance, 2PM Per Year- 3 Year, Strength Plate Loaded and Selectorized<br>EW-STR-PLSELECT-2PM-3YR |                                                                                                                                                                               | 1   | \$279.00   | \$139.50   | \$139.50    |
| 15              | <u>LF PWR PLAY TRICEPS<br/>PUSHDOWN</u><br>LPP-TP                                                               |  Charcoal Frame<br>LB Weight Stack<br>No Shroud                                              | 1   | \$2,099.00 | \$1,406.33 | \$1,406.33  |
|                 | Preventive Maintenance, 2PM Per Year- 3 Year, Strength Plate Loaded and Selectorized<br>EW-STR-PLSELECT-2PM-3YR |                                                                                                                                                                               | 1   | \$279.00   | \$139.50   | \$139.50    |
| 16              | .LPP-DI<br>LPP-DI-5710362                                                                                       |                                                                                            | 1   | \$576.00   | \$385.92   | \$385.92    |
| 17              | .LPP-ST<br>LPP-ST-5710364                                                                                       |                                                                                            | 1   | \$839.00   | \$562.13   | \$562.13    |
| 18              | <u>HD ELITE ID STANDARD HALF<br/>RACK</u><br>ELT-HR-STRD                                                        |  High Wear Charcoal Frame<br>High Wear Charcoal X-Member<br>English                        | 1   | \$5,932.00 | \$3,974.44 | \$3,974.44  |
|                 | Preventive Maintenance, 2PM Per Year- 3 Year, Strength Rig, Rack, Synergy<br>EW-STR-RIGRACK-2PM-3YR             |                                                                                                                                                                               | 1   | \$42.00    | \$21.00    | \$21.00     |
| 19              | <u>7 DEGREE SMITH MACHINE</u><br>HSSM                                                                           |  Charcoal Frame<br>LANG.ENG                                                                | 1   | \$7,088.00 | \$4,748.96 | \$4,748.96  |
|                 | Preventive Maintenance, 2PM Per Year- 3 Year, Strength Plate Loaded and Selectorized<br>EW-STR-PLSELECT-2PM-3YR |                                                                                                                                                                               | 1   | \$279.00   | \$139.50   | \$139.50    |
| 20              | <u>HAMMER STRENGTH SELECT<br/>CHEST PRESS</u><br>HS-CP                                                          |  Charcoal Frame<br>Charcoal Workarm<br>Black Upholstery<br>English<br>LB<br>SE Full Shroud | 1   | \$5,976.00 | \$4,003.92 | \$4,003.92  |

| #               | DESCRIPTION                                                                                                     | CONFIGURATION<br>DETAILS                                                                                                                                                         | QTY | MSRP       | UNIT PRICE | TOTAL PRICE |
|-----------------|-----------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|------------|------------|-------------|
| <b>Strength</b> |                                                                                                                 |                                                                                                                                                                                  |     |            |            |             |
|                 | Preventive Maintenance, 2PM Per Year- 3 Year, Strength Plate Loaded and Selectorized<br>EW-STR-PLSELECT-2PM-3YR |                                                                                                                                                                                  | 1   | \$279.00   | \$139.50   | \$139.50    |
| 21              | <u>HAMMER STRENGTH SELECT</u><br><u>SHOULDER PRESS</u><br>HS-SP                                                 | <br>Charcoal Frame<br>Charcoal Workarm<br>Black Upholstery<br>English<br>LB<br>SE Full Shroud   | 1   | \$5,829.00 | \$3,905.43 | \$3,905.43  |
|                 | Preventive Maintenance, 2PM Per Year- 3 Year, Strength Plate Loaded and Selectorized<br>EW-STR-PLSELECT-2PM-3YR |                                                                                                                                                                                  | 1   | \$279.00   | \$139.50   | \$139.50    |
| 22              | <u>HAMMER STRENGTH SELECT</u><br><u>ROW</u><br>HS-RW                                                            | <br>Charcoal Frame<br>Charcoal Workarm<br>Black Upholstery<br>English<br>LB<br>SE Full Shroud   | 1   | \$5,976.00 | \$4,003.92 | \$4,003.92  |
|                 | Preventive Maintenance, 2PM Per Year- 3 Year, Strength Plate Loaded and Selectorized<br>EW-STR-PLSELECT-2PM-3YR |                                                                                                                                                                                  | 1   | \$279.00   | \$139.50   | \$139.50    |
| 23              | <u>HAMMER STRENGTH SELECT</u><br><u>FLY/REAR DELT</u><br>HS-FLY                                                 | <br>Charcoal Frame<br>Charcoal Workarm<br>Black Upholstery<br>English<br>LB<br>SE Full Shroud | 1   | \$5,976.00 | \$4,003.92 | \$4,003.92  |
|                 | Preventive Maintenance, 2PM Per Year- 3 Year, Strength Plate Loaded and Selectorized<br>EW-STR-PLSELECT-2PM-3YR |                                                                                                                                                                                  | 1   | \$279.00   | \$139.50   | \$139.50    |
| 24              | <u>HAMMER STRENGTH SELECT</u><br><u>ASSIST DIP CHIN</u><br>HS-ADC                                               | <br>Charcoal Frame<br>Charcoal Workarm<br>Black Upholstery<br>English<br>LB<br>SE Full Shroud | 1   | \$6,740.00 | \$4,515.80 | \$4,515.80  |
|                 | Preventive Maintenance, 2PM Per Year- 3 Year, Strength Plate Loaded and Selectorized<br>EW-STR-PLSELECT-2PM-3YR |                                                                                                                                                                                  | 1   | \$279.00   | \$139.50   | \$139.50    |
| 25              | <u>HAMMER STRENGTH SELECT HIP</u><br><u>ABDUCTION</u><br>HS-HAB                                                 | <br>Charcoal Frame<br>Charcoal Workarm<br>Black Upholstery<br>English<br>LB<br>SE Full Shroud | 1   | \$6,015.00 | \$4,030.05 | \$4,030.05  |

| #               | DESCRIPTION                                                                                                     | CONFIGURATION<br>DETAILS                                                                                                                                                         | QTY | MSRP       | UNIT PRICE | TOTAL PRICE |
|-----------------|-----------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|------------|------------|-------------|
| <b>Strength</b> |                                                                                                                 |                                                                                                                                                                                  |     |            |            |             |
|                 | Preventive Maintenance, 2PM Per Year- 3 Year, Strength Plate Loaded and Selectorized<br>EW-STR-PLSELECT-2PM-3YR |                                                                                                                                                                                  | 1   | \$279.00   | \$139.50   | \$139.50    |
| 26              | <u>HAMMER STRENGTH SELECT HIP ADDUCTION</u><br>HS-HAD                                                           | <br>Charcoal Frame<br>Charcoal Workarm<br>Black Upholstery<br>English<br>LB<br>SE Full Shroud   | 1   | \$6,015.00 | \$4,030.05 | \$4,030.05  |
|                 | Preventive Maintenance, 2PM Per Year- 3 Year, Strength Plate Loaded and Selectorized<br>EW-STR-PLSELECT-2PM-3YR |                                                                                                                                                                                  | 1   | \$279.00   | \$139.50   | \$139.50    |
| 27              | <u>HAMMER STRENGTH SELECT SEATED LEG CURL</u><br>HS-SLC                                                         | <br>Charcoal Frame<br>Charcoal Workarm<br>Black Upholstery<br>English<br>LB<br>SE Full Shroud   | 1   | \$6,709.00 | \$4,495.03 | \$4,495.03  |
|                 | Preventive Maintenance, 2PM Per Year- 3 Year, Strength Plate Loaded and Selectorized<br>EW-STR-PLSELECT-2PM-3YR |                                                                                                                                                                                  | 1   | \$279.00   | \$139.50   | \$139.50    |
| 28              | <u>HAMMER STRENGTH SELECT SEATED LEG PRESS</u><br>HS-SLP                                                        | <br>Charcoal Frame<br>Charcoal Workarm<br>Black Upholstery<br>English<br>LB<br>SE Full Shroud | 1   | \$9,281.00 | \$6,218.27 | \$6,218.27  |
|                 | Preventive Maintenance, 2PM Per Year- 3 Year, Strength Plate Loaded and Selectorized<br>EW-STR-PLSELECT-2PM-3YR |                                                                                                                                                                                  | 1   | \$279.00   | \$139.50   | \$139.50    |
| 29              | <u>HAMMER STRENGTH SELECT LEG EXTENSION</u><br>HS-LE                                                            | <br>Charcoal Frame<br>Charcoal Workarm<br>Black Upholstery<br>English<br>LB<br>SE Full Shroud | 1   | \$6,425.00 | \$4,304.75 | \$4,304.75  |
|                 | Preventive Maintenance, 2PM Per Year- 3 Year, Strength Plate Loaded and Selectorized<br>EW-STR-PLSELECT-2PM-3YR |                                                                                                                                                                                  | 1   | \$279.00   | \$139.50   | \$139.50    |
| 30              | <u>HAMMER STRENGTH SELECT BACK EXTENSION</u><br>HS-BE                                                           | <br>Charcoal Frame<br>Charcoal Workarm<br>Black Upholstery<br>English<br>LB<br>SE Full Shroud | 1   | \$6,015.00 | \$4,030.05 | \$4,030.05  |

| #                  | DESCRIPTION                                                                                                     | CONFIGURATION<br>DETAILS                                                                                                              | QTY | MSRP       | UNIT PRICE | TOTAL PRICE |
|--------------------|-----------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|-----|------------|------------|-------------|
| <b>Strength</b>    |                                                                                                                 |                                                                                                                                       |     |            |            |             |
|                    | Preventive Maintenance, 2PM Per Year- 3 Year, Strength Plate Loaded and Selectorized<br>EW-STR-PLSELECT-2PM-3YR |                                                                                                                                       | 1   | \$279.00   | \$139.50   | \$139.50    |
| 31                 | <u>MTS ABDOMINAL</u><br>MTSAB                                                                                   |  Charcoal Frame<br>Black Upholstery<br>English<br>LB | 1   | \$7,922.00 | \$5,307.74 | \$5,307.74  |
| <b>Accessories</b> |                                                                                                                 |                                                                                                                                       |     |            |            |             |
| 1                  | <u>HAMMER DUMBBELL SET</u><br><u>5-50LB,Rubber,4 Sided</u><br>HS-DB-3100-02                                     |                                                      | 1   | \$3,375.00 | \$2,362.50 | \$2,362.50  |
| 2                  | <u>HAMMER DUMBBELL SET</u><br><u>55-75LB,Rubber,4 Sided</u><br>HS-DB-3100-03                                    |                                                      | 1   | \$3,060.00 | \$2,142.00 | \$2,142.00  |
| 3                  | <u>HAMMER DUMBBELL SET</u><br><u>80-100LB,Rubber,4 Sided</u><br>HS-DB-3100-04                                   |                                                      | 1   | \$4,069.00 | \$2,848.30 | \$2,848.30  |
| 4                  | <u>BOSU PRO BALANCE TRAINER</u><br><u>GRAY</u><br>ACC-BSU-1000-01                                               |                                                    | 1   | \$307.00   | \$214.90   | \$214.90    |
| 5                  | <u>TRX SUSPENSION TRAINER</u><br>ACC-TRX-1000-01                                                                |                                                    | 2   | \$425.00   | \$297.50   | \$595.00    |
| 6                  | <u>HAMMER BARBELL,EZCURL,SET</u><br><u>20-110LB,RUBBER,4 Sided</u><br>HS-BB-6200-02                             |                                                    | 1   | \$3,358.00 | \$2,350.60 | \$2,350.60  |
| 7                  | <u>Collar, Spring, With Rubber Handle</u><br><u>(Pair)</u><br>ACC-CL-1000-02                                    |                                                    | 2   | \$28.00    | \$19.60    | \$39.20     |
| 8                  | <u>LIFE FITNESS FOAM ROLLER</u><br><u>GRAY, SOFT, 36IN</u><br>LF-FR-1000-01                                     |                                                    | 2   | \$56.00    | \$39.20    | \$76.40     |
| 9                  | <u>LF FOAM ROLLER, GRAY, SOFT,</u><br><u>18IN/46CM</u><br>LF-FR-1001-01                                         |                                                    | 1   | \$37.00    | \$25.90    | \$25.90     |
| 10                 | <u>LF KETTLEBELL, 10LB, RUBBER,</u><br><u>STAINLESS HANDLE</u><br>LF-KB-1120-01                                 |                                                    | 1   | \$98.00    | \$68.60    | \$68.60     |



| #                  | DESCRIPTION                                                                                | CONFIGURATION<br>DETAILS                                                            | QTY | MSRP     | UNIT PRICE | TOTAL PRICE |
|--------------------|--------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-----|----------|------------|-------------|
| <b>Accessories</b> |                                                                                            |                                                                                     |     |          |            |             |
| 11                 | <a href="#">LF KETTLEBELL, 12LB, RUBBER,<br/>STAINLESS HANDLE</a><br>LF-KB-1121-01         |    | 1   | \$102.00 | \$71.40    | \$71.40     |
| 12                 | <a href="#">LF KETTLEBELL, 15LB, RUBBER,<br/>STAINLESS HANDLE</a><br>LF-KB-1122-01         |    | 1   | \$110.00 | \$77.00    | \$77.00     |
| 13                 | <a href="#">LF KETTLEBELL, 18LB, RUBBER,<br/>STAINLESS HANDLE</a><br>LF-KB-1123-01         |    | 1   | \$117.00 | \$81.90    | \$81.90     |
| 14                 | <a href="#">LF KETTLEBELL, 20LB, RUBBER,<br/>STAINLESS HANDLE</a><br>LF-KB-1124-01         |    | 1   | \$127.00 | \$88.90    | \$88.90     |
| 15                 | <a href="#">LF KETTLEBELL, 25LB, RUBBER,<br/>STAINLESS HANDLE</a><br>LF-KB-1125-01         |    | 1   | \$141.00 | \$98.70    | \$98.70     |
| 16                 | <a href="#">LF KETTLEBELL, 30LB, RUBBER,<br/>STAINLESS HANDLE</a><br>LF-KB-1126-01         |   | 1   | \$157.00 | \$109.90   | \$109.90    |
| 17                 | <a href="#">LF KETTLEBELL, 35LB, RUBBER,<br/>STAINLESS HANDLE</a><br>LF-KB-1127-01         |  | 1   | \$173.00 | \$121.10   | \$121.10    |
| 18                 | <a href="#">LF KETTLEBELL, 40LB, RUBBER,<br/>STAINLESS HANDLE</a><br>LF-KB-1128-01         |  | 1   | \$186.00 | \$130.20   | \$130.20    |
| 19                 | <a href="#">LF CORE<br/>MAT, 55Lx24Wx0.39in(139x61cm x<br/>10mm), BLK</a><br>LF-CM-1000-01 |  | 8   | \$63.00  | \$44.10    | \$352.80    |
| 20                 | <a href="#">LIFE FITNESS MEDICINE<br/>BALL, 4LB, YELLOW</a><br>LF-MB-1130-01               |  | 1   | \$53.00  | \$37.10    | \$37.10     |
| 21                 | <a href="#">LIFE FITNESS MEDICINE<br/>BALL, 6LB, GREEN</a><br>LF-MB-1131-01                |  | 1   | \$70.00  | \$49.00    | \$49.00     |
| 22                 | <a href="#">LIFE FITNESS MEDICINE<br/>BALL, 8LB, ORANGE</a><br>LF-MB-1132-01               |  | 1   | \$86.00  | \$60.20    | \$60.20     |
| 23                 | <a href="#">LIFE FITNESS MEDICINE<br/>BALL, 10LB, RED</a>                                  |  | 1   | \$100.00 | \$70.00    | \$70.00     |

| #                  | DESCRIPTION                                                                            | CONFIGURATION DETAILS                                                               | QTY | MSRP     | UNIT PRICE | TOTAL PRICE |
|--------------------|----------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-----|----------|------------|-------------|
| <b>Accessories</b> |                                                                                        |                                                                                     |     |          |            |             |
|                    | LF-MB-1133-01                                                                          |                                                                                     |     |          |            |             |
| 24                 | <a href="#">LIFE FITNESS MEDICINE BALL, 12LB, BLUE</a><br>LF-MB-1134-01                |    | 1   | \$117.00 | \$81.90    | \$81.90     |
| 25                 | <a href="#">Hammer Gym Bar, 29MM, Chrome Bushing, 20KG</a><br>HS-OB-3001-01            |    | 2   | \$800.00 | \$560.00   | \$1,120.00  |
| 26                 | <a href="#">Power Band, 41x0.25in(104x0.6cm)x4.5MM Thick, Orange</a><br>ACC-BD-1000-02 |    | 1   | \$16.00  | \$11.20    | \$11.20     |
| 27                 | <a href="#">Power Band, 41x0.5in(104x1.3cm)x4.5MM Thick, Red</a><br>ACC-BD-1001-02     |    | 1   | \$21.00  | \$14.70    | \$14.70     |
| 28                 | <a href="#">Power Band, 41x0.75in(104x1.9cm)x4.5MM Thick, Blue</a><br>ACC-BD-1002-02   |    | 1   | \$31.00  | \$21.70    | \$21.70     |
| 29                 | <a href="#">Power Band, 41x1.25in(104x3.2cm)x4.5MM Thick, Green</a><br>ACC-BD-1003-02  |  | 1   | \$39.00  | \$27.30    | \$27.30     |
| 30                 | <a href="#">Power Band, 41x1.75in(104x4.5cm)x4.5MM Thick, Black</a><br>ACC-BD-1004-02  |  | 1   | \$48.00  | \$33.60    | \$33.60     |
| 31                 | <a href="#">Power Band, 41x2.5in(104x6.4cm)x4.5MM Thick, Purple</a><br>ACC-BD-1005-02  |  | 1   | \$68.00  | \$47.60    | \$47.60     |
| 32                 | <a href="#">Power Band, 41x4in(104x10cm)x4.5MM Thick, Grey</a><br>ACC-BD-1006-02       |  | 1   | \$110.00 | \$77.00    | \$77.00     |
| 33                 | TRX X-MOUNT<br>PS-68190                                                                |                                                                                     | 2   | \$83.00  | \$58.10    | \$116.20    |
| 34                 | <a href="#">LF RESISTANCE TUBE DUAL GRIP ANCHOR, GRN, LIGHT</a><br>LF-RTB-2001-01      |  | 1   | \$48.00  | \$33.60    | \$33.60     |

| #                  | DESCRIPTION                                                                        | CONFIGURATION<br>DETAILS                                                                                                                                                                                                                                   | QTY | MSRP       | UNIT PRICE | TOTAL PRICE |
|--------------------|------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|------------|------------|-------------|
| <b>Accessories</b> |                                                                                    |                                                                                                                                                                                                                                                            |     |            |            |             |
| 35                 | <a href="#">LF RESISTANCE TUBE,DUAL<br/>GRIP,ANCHOR,RED,MED</a><br>LF-RTB-2002-01  |                                                                                                                                                                           | 1   | \$51.00    | \$35.70    | \$35.70     |
| 36                 | <a href="#">LF RESISTANCE TUBE,DUAL<br/>GRIP,ANCHOR,BLUE,HVY</a><br>LF-RTB-2003-01 |                                                                                                                                                                           | 1   | \$55.00    | \$38.50    | \$38.50     |
| 37                 | <a href="#">LF STABILITY BALL,55CM,RED</a><br>LF-SB-1103-01                        |                                                                                                                                                                           | 1   | \$68.00    | \$47.60    | \$47.60     |
| 38                 | <a href="#">LF STABILITY BALL,65CM,BLUE</a><br>LF-SB-1105-01                       |                                                                                                                                                                           | 1   | \$75.00    | \$52.50    | \$52.50     |
| 39                 | <a href="#">LF STABILITY BALL,75CM,GREY</a><br>LF-SB-1106-01                       |                                                                                                                                                                           | 1   | \$84.00    | \$58.80    | \$58.80     |
| 40                 | <a href="#">Hammer Olympic Plate<br/>45LB,Rubber,RndX</a><br>HS-OP-3000-01         |                                                                                                                                                                           | 12  | \$166.00   | \$116.20   | \$1,394.40  |
| 41                 | <a href="#">Hammer Olympic Plate<br/>35LB,Rubber,RndX</a><br>HS-OP-3001-01         |                                                                                                                                                                         | 8   | \$131.00   | \$91.70    | \$733.60    |
| 42                 | <a href="#">Hammer Olympic Plate<br/>25LB,Rubber,RndX</a><br>HS-OP-3002-01         |                                                                                                                                                                         | 8   | \$93.00    | \$65.10    | \$520.80    |
| 43                 | <a href="#">Hammer Olympic Plate<br/>10LB,Rubber,RndX</a><br>HS-OP-3003-01         |                                                                                                                                                                         | 8   | \$38.00    | \$26.60    | \$212.80    |
| 44                 | <a href="#">Hammer Olympic Plate<br/>5LB,Rubber,RndX</a><br>HS-OP-3004-01          |                                                                                                                                                                         | 8   | \$19.00    | \$13.30    | \$106.40    |
| 45                 | <a href="#">Hammer Olympic Plate<br/>2.5LB,Rubber,RndX</a><br>HS-OP-3005-01        |                                                                                                                                                                         | 4   | \$12.00    | \$8.40     | \$33.60     |
| 46                 | <a href="#">LIFE FITNESS STUDIO BARBELL<br/>SET, LBS</a><br>LF-GBBLB-02            |  LF STUDIO WEIGHT PLATE PACK<br>LBS<br>LIFE FITNESS STUDIO COLLAR<br>20 PAIR PACK<br>LIFE FITNESS STUDIO BARBELL<br>20 PACK<br>LF STUDIO RACK<br>BARBELL/PLATE<br>WHITE | 1   | \$7,589.00 | \$5,312.30 | \$5,312.30  |



| # | DESCRIPTION | CONFIGURATION<br>DETAILS | QTY | MSRP | UNIT PRICE | TOTAL PRICE |
|---|-------------|--------------------------|-----|------|------------|-------------|
|---|-------------|--------------------------|-----|------|------------|-------------|

**Accessories**

|    |                                                                 |                                                                                                                                                          |   |            |            |            |
|----|-----------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|---|------------|------------|------------|
| 47 | <u>LIFE FITNESS STUDIO DUMBBELL<br/>SET, LBS</u><br>LF-GDBLB-01 |  LF Studio DB Weight Pack<br>Lbs<br>LF Studio Rack<br>Dumbbell<br>White | 1 | \$5,629.00 | \$3,940.30 | \$3,940.30 |
|----|-----------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|---|------------|------------|------------|



**QUOTE :** CPQ-38103

**DATE :** 02-02-2026

**BILL TO :** TOWN OF GOLDEN BEACH

**SHIP TO :** TOWN OF GOLDEN BEACH

**SHIPMENT :**

**FREIGHT TERMS :** Prepaid

**FOB :** Shipping Point

**PAYMENT TERM :** NET 30

|                                     |          |                       |
|-------------------------------------|----------|-----------------------|
| <b>TOTAL MSRP</b>                   | <b>:</b> | <b>\$425,158.00</b>   |
| <b>CUSTOMER DISCOUNT</b>            | <b>:</b> | <b>- \$158,289.86</b> |
| <b>SELLING PRICE</b>                | <b>:</b> | <b>\$266,868.14</b>   |
| <b>TARIFF SURCHARGE</b>             | <b>:</b> | <b>\$5,164.11</b>     |
| <b>FREIGHT / FUEL/ INSTALLATION</b> | <b>:</b> | <b>\$41,312.90</b>    |
| <b>ESTIMATED SALES TAX</b>          | <b>:</b> | <b>AS APPLICABLE</b>  |
| <b>TOTAL (USD)</b>                  | <b>:</b> | <b>\$313,345.16</b>   |

**REMITTANCE ADDRESS**

2716 NETWORK PLACE  
CHICAGO, IL 60673  
USA



## TERMS & CONDITIONS

This order quote is valid for 30 days. Buyer may accept by either (1) returning this quote with Buyer's signature or (2) by Buyer issuing a Purchase Order against this quote to Life Fitness. In all cases, this order quote and its acceptance are subject to the Life Fitness Commercial Terms & Conditions of Sale posted online at [www.lifefitness.com/en-us/legal/terms-conditions](http://www.lifefitness.com/en-us/legal/terms-conditions) which supersede any terms in Buyer's purchase orders, policies, vendor guidelines and any other documents that pre-date or post-date this purchase. Any inconsistent terms in Buyer's documents are deemed to have been rejected. Upon acceptance by Buyer and then Life Fitness, this Agreement shall become legally binding and constitutes the sole and complete agreement of the parties.

For avoidance of doubt, if Buyer and Life Fitness executed an active Master Agreement, the applicable Master Agreement will govern this Agreement and the Life Fitness Standard Terms and Conditions will supplement.



# THE IMPORTANCE OF **PREVENTIVE MAINTENANCE**

When you purchase equipment from the Life Fitness Family of Brands, you can expect best-in-class products that deliver superior performance. However, the journey doesn't end there. Perhaps the most important part of your purchase involves the after-sales service agreement.

## **WHAT A SERVICE AGREEMENT DOES FOR YOU**

### **Limits Equipment Downtime**

Fitness equipment requires regular maintenance to keep running optimally. Without it, equipment can experience wear and tear that could have otherwise been avoided. This can contribute to preventable out-of-service scenarios, and, an unsatisfactory member experience.

### **Insures Your Investment**

Why would you spend money on top-of-the-line equipment but not guarantee its performance? Even the most basic service agreement provides you with a significant level of professional attention and technically superior service to ensure your investment is well taken care of, both in the short term and long term.

### **Extends the Longevity of Your Equipment**

IHRSA recommends that once every five years club operators spend 10% of revenue on investments like new equipment. But, that's not always financially

feasible. The best way to cheat time is to monitor your cardio and strength pieces at regular intervals and give your business the best opportunity of maximizing the lifespan of your equipment and keeping your customer base happy.

## **WHAT TO EXPECT**

When a field service team member visits your facility you can expect the following:

### **Professionalism**

Life Fitness certified technicians are a diverse group of men and women with industry-specific knowledge. A typical visit starts with a set appointment, an approximate time window, greeting or acknowledgment of arrival and carefully monitored personal space while working on site.

## Communication

Our technicians are trained to discuss repair situations, contract options and parts recommendations in a clear and customer-specific manner. The Life Fitness Contact Center provides email correspondence to indicate receipt and creation of service requests. And, technical advisors are on hand to assist with any field repairs that require product-specific expertise.

## Technical Proficiency

When field support is required, a certified technician is dispatched to perform the field fix. Training for these techs is an ongoing quarterly process that involves distance learning, e-learning, hands-on instruction and testing provided by the Life Fitness ATD Master Certified Field Technical Training Specialist (FTTS) team. The only team of its kind in the fitness industry.

## Follow-Up

The service visit journey is an end-to-end process. We analyze each serial number, suggest maintenance plans, connect your cardio and monitor your account. Our technicians develop relationships and continually check in with their customers to verify that their equipment is not only working properly but creating a value-add for the member.





# PREVENTIVE MAINTENANCE SITE SURVEY CHECKLIST

Preventive maintenance service includes full testing and usage of the unit and all its features.\*

## TREADMILLS

- ☐ Remove debris from under the treadmill
- ☐ Inspect, test and clean the display
- ☐ Inspect and test the stop switch & tether clip
- ☐ Inspect frame, toe guards, and end caps
- ☐ Inspect and center striding belt
- ☐ Check tension on drive belts
- ☐ Inspect front and rear rollers
- ☐ Inspect, lube, clean and test lift motor
- ☐ Inspect and test speed controller
- ☐ Inspect and test heart rate sensors
- ☐ Inspect wiring and ribbon cables, outlet, power lead
- ☐ Level the treadmill
- ☐ Perform a full visual and functional check of the treadmill
- ☐ Wipe down exterior of the treadmill with a damp cloth
- ☐ Inspect wax bag, wax and nozzle pump<sup>1</sup>
- ☐ Inspect and clean debris brush<sup>1</sup>
- ☐ Check iPod®, USB, headphone<sup>1</sup>
- ☐ Test activity zone<sup>1</sup>

## BIKES

- ☐ Inspect and clean pedals and pedal straps
- ☐ Full cosmetic inspection for damage and rust
- ☐ Inspect and remove housing
- ☐ Inspect keypad, consoles, overlay
- ☐ Inspect belt/chain for wear
- ☐ Lubricate drive chain
- ☐ Inspect crank arm and drive sprocket
- ☐ Inspect and clean battery terminals
- ☐ Inspect and lubricate seat post
- ☐ Test and adjust belt tension
- ☐ Inspect and clean alternator brush
- ☐ Level the bike
- ☐ Check for battery voltage
- ☐ Tighten 13 mm hub bolt on crank / crank bolts
- ☐ Check all covers/shrouds fitted correctly and not loose
- ☐ Perform a full visual and functional check of the bike
- ☐ Wipe down exterior of the bike with a damp cloth
- ☐ Remove and clean all electrical connectors<sup>2</sup>
- ☐ Inspect pulley and bearing assembly<sup>2</sup>
- ☐ Check for slipping belts (adjust - replace parts as necessary)
- ☐ Test heart rate sensors<sup>1</sup>

## CROSSTRAINERS/FLEXSTRIDERS/SPARC

- ☐ Inspect and remove housing
- ☐ Inspect and clean overlay
- ☐ Inspect and clean the drive system
- ☐ Inspect and clean alternator or generator
- ☐ Examine and clean electrical connectors
- ☐ Inspect wire harness
- ☐ Inspect and lube bearings
- ☐ Inspect and adjust belt tension
- ☐ Level the machine
- ☐ Test unit operation
- ☐ Check handlebars and rocker arms for security
- ☐ Clean or replace clevis joint whichever applies
- ☐ Check foot plates for security and damage
- ☐ Check tie rods and lubricate if necessary
- ☐ Check drive system for security
- ☐ Lubricate all linkages
- ☐ Check rear roller assembly
- ☐ Check all covers/shrouds fitted correctly and not loose
- ☐ Perform a full visual and functional check (appearance & safety, level)
- ☐ Wipe down exterior of the unit with a damp cloth
- ☐ Check iPod®, USB, headphone<sup>1</sup>
- ☐ Test heart rate sensors<sup>1</sup>

## POWERMILL

- ☐ Full cosmetic inspection for damage and rust
- ☐ Check steps for cracks and white stress marks
- ☐ Bolt and screw inspection for rust, looseness or damage
- ☐ Shroud and cosmetic inspection
- ☐ Perform a chain alignment inspection
- ☐ Soft-step bearing and rod inspection
- ☐ Noise inspection
- ☐ Power inspection
- ☐ All button responsiveness and functionality
- ☐ Line cord and bracket damage inspection
- ☐ Check break functionality
- ☐ Check touch screen and recalibrate if needed
- ☐ Lubricate stair rods with 1 drop of breakfree per hole
- ☐ Lubricate chain with SAE30 oil
- ☐ Lubricate sprockets with Teflon grease
- ☐ Test and clean heart rate
- ☐ Perform a full visual and functional check (appearance & safety, level)
- ☐ Wipe down exterior of the PowerMill with a damp cloth
- ☐ Check iPod®, USB, headphone<sup>1</sup>

<sup>1</sup> Where applicable  
<sup>2</sup> If necessary

\* Strength with a minimal amount of weight & cardio at BOTH the lowest and the highest speed or resistance

## CONCEPT ROWER

- ☐ Full visual inspection for faults, including cracks in
- ☐ frame box section
- ☐ Fully function test machine on low, medium and high resistance
- ☐ Remove shock cord and replace on every machine
- ☐ Remove outlet perforation vacuum and clean fly wheel and reassemble
- ☐ Clean mono rail
- ☐ Clean flywheel housing
- ☐ Clean/lubricate/replace chain
- ☐ Clean track surface
- ☐ Inspect/replace housing
- ☐ Check function telemetry receiver
- ☐ Wipe down exterior of the rower with a damp cloth

## GX BIKE/ICG

- ☐ Full visual and functional check (safety and appearance)
- ☐ Check pedals lubricate ball race
- ☐ Check and torque crank
- ☐ Check all adjuster knobs
- ☐ Check computer and re calibrate
- ☐ Check security of all external fastenings
- ☐ Check Batt level and advise if low (D Cell)
- ☐ Wipe down exterior of the bike with a damp cloth

## GX ROWER

- ☐ Full visual and functional inspection
- ☐ Check water condition and add chlorine tablet
- ☐ Check pull strap for wear and splits advise if worn
- ☐ Clean and lubricate the rail
- ☐ Check foot straps and seat
- ☐ Check and adjust frame flex cable
- ☐ Check hardware security
- ☐ Wipe down exterior of the rower with a damp cloth

## STEPPERS

- ☐ Inspect and remove covers, shrouds and housing
- ☐ Inspect and clean overlay
- ☐ Inspect and clean the drive system
- ☐ Inspect and clean alternator or generator
- ☐ Inspect power supply and line cord
- ☐ Clean power board and heat sinks
- ☐ Clean power board connectors
- ☐ Inspect wire harness
- ☐ Inspect all bearings
- ☐ Inspect and adjust belt tension
- ☐ Check handlebars for security
- ☐ Check rollers & tracks
- ☐ Check return or life springs
- ☐ Test display monitor
- ☐ Level the machine
- ☐ Inspect clutch sprockets
- ☐ Inspect crossover sprockets
- ☐ Perform a belt inspection
- ☐ Perform a full visual and functional check (appearance & safety, level)
- ☐ Wipe down exterior of the stepper with a damp cloth
- ☐ Oil level<sup>1</sup>
- ☐ Chain for wear<sup>1</sup>
- ☐ Test heart rate sensors<sup>1</sup>

## STRENGTH

- ☐ Full visual and functional check (safety and appearance)
- ☐ Inspect and lubricate linear bearing
- ☐ Inspect and clean pads and upholstery
- ☐ Inspect cables for wear
- ☐ Inspect all grips
- ☐ Inspect weight stack pin
- ☐ Set cables to proper tension
- ☐ Inspect security lanyard
- ☐ Check all pulleys for proper operation
- ☐ Inspect and lubricate range limiter
- ☐ Examine and lubricate guide and linear rods retainer
- ☐ Inspect all hardware for proper tension
- ☐ Examine bumper stops
- ☐ Inspect and lube seat mechanism
- ☐ Inspect all welds for cracks on user arms, frames, etc...
- ☐ Check that all shrouds are secured properly
- ☐ Test unit for form, fit and functionality
- ☐ Inspect and replace cables including cable ends<sup>1</sup>



# LIFE FITNESS PRODUCT WARRANTIES

United States

Inspiring the world to work out



# WARRANTY BASICS

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**What & Who is Covered:**

Life Fitness commercial exercise equipment is warranted to be free of all defects in material and workmanship. Warranties apply to the original purchaser or any person receiving the product as a gift from the original purchaser.

**What We Do to Correct Covered Defects:**

Life Fitness will ship to you any new or rebuilt replacement part or component, or at our option, replace the product.

**What You Need to Do:**

Retain proof of purchase. Use, operate and maintain the product as specified in the manual. Perform periodic maintenance requirements to assure proper operation. Notify the place of purchase of any defect within 10 days after discovery of the defect.

**How to Get Parts & Service:**

Refer to your product manual for local service contact information. Provide your name, address and the serial number of your product and they can tell you the next steps.

**Who Pays for Transportation & Insurance for Service:**

If the Product or any covered part must be returned to a service facility for repairs, we, Life Fitness, will pay all transportation and insurance charges for the first year. You are responsible for transportation and insurance charge after the first year.

# LIFE FITNESS CARDIO WARRANTIES

Inspiring the world to work out

Life Fitness cardio equipment has a long history of dependability and durability. We stand behind our fitness equipment with warranties to ensure peace of mind for fitness facilities around the world.

See below for detailed warranty information for your Life Fitness cardio equipment by product in the United States of America.

If you purchased cardio equipment prior to January 1, 2025, please visit our [Product Manuals and Technical documents site](#) for your warranty information. For general FAQs, please go [here](#).

| Product Type              | Series                    | Parts (Electrical & Mechanical)             | Labor    | Cosmetic Items | Frame** | Motor   |
|---------------------------|---------------------------|---------------------------------------------|----------|----------------|---------|---------|
| Treadmills*               | Aspire, Integrity, Symbio | 3 Years                                     | 3 Years  | 6 Months       | 7 Years | 7 Years |
| Treadmills*               | Elevation, Activate       | 2 Years - Electrical<br>1 Year - Mechanical | 1 Year   | 6 Months       | 7 Years | 7 Years |
| Elliptical Cross-Trainers | Aspire, Integrity, Symbio | 3 Years                                     | 3 Years  | 6 Months       | 7 Years | -       |
| Elliptical Cross-Trainers | Elevation, Activate       | 2 Years                                     | 1 Year   | 6 Months       | 2 Years | -       |
| Upright & Recumbent Bikes | Aspire, Integrity, Symbio | 3 Years                                     | 3 Years  | 6 Months       | 7 Years | -       |
| Upright & Recumbent Bikes | Elevation, Activate       | 2 Years                                     | 1 Year   | 6 Months       | 2 Years | -       |
| PowerMill                 | Life Fitness              | 3 Years                                     | 3 Years  | 6 Months       | 7 Years | 7 Years |
| Arc Trainers              | Life Fitness              | 3 Years                                     | 3 Years  | 6 Months       | 7 Years | -       |
| TVs                       | Consoles                  | 2 Years                                     | 3 Months | 3 Months       | -       | -       |
| GX Cycle/ICG              | ICG                       | 1 Year (includes pedal and saddle)          | 3 Months | 3 Months       | 5 Years | -       |

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*\*Treadmill - limit 1 running belt per product under the warranty period*

*\*\*For products ordered starting January 1, 2025*

1. Consumer product placed in a commercial setting voids the warranty.
2. If a NEW commercial unit is placed in a private residence (home), the unit is covered by that product category's consumer warranty.
3. Class Product:
  - 3.1. Class A Cardio product receives NEW product warranty
  - 3.2. Class B Cardio product receives 90-day bumper to bumper warranty
  - 3.3. Class X product receives NO product warranty and is sold "as is"
4. Wear Parts:
  - 4.1. Cybex wear parts defined as Pedal straps, seats, grips. Tread wear parts include Walking Belts and Decks. Cosmetic parts include Power cord and Inlets, Headphone Jack.

# LIFE FITNESS STRENGTH WARRANTIES

Life Fitness cardio equipment has a long history of dependability and durability. We stand behind our fitness equipment with warranties to ensure peace of mind for fitness facilities around the world.

See below for detailed warranty information for your Life Fitness and Hammer Strength equipment by product in the United States of America.

If you purchased cardio equipment prior to January 1, 2025, please visit our [\*\*Product Manuals and Technical documents site\*\*](#) for your warranty information. For general FAQs, please go [\*\*here\*\*](#).

| Product Type                               | Labor  | Upholstery | Springs | Belts  | Bearings | Cables | Grips  | Block, Pulleys, Plates, Rods | Frame   | Hardware, Mechanical, Electrical | Cosmetic/ Items Not Specified |
|--------------------------------------------|--------|------------|---------|--------|----------|--------|--------|------------------------------|---------|----------------------------------|-------------------------------|
| Signature, Insignia, Axiom, Ion            | 3 Mos. | 3 Mos.     | 3 Mos.  | 3 Mos. | 1 Yr.    | 1 Yr.  | 1 Yr.  | 5 Yrs.                       | 10 Yrs. | 3 Mos.                           | 3 Mos.                        |
| Signature, Axiom, Ion Benches & Racks      | 3 Mos. | 3 Mos.     | 3 Mos.  | 3 Mos. | 1 Yr.    | 1 Yr.  | 1 Yr.  | 5 Yrs.                       | 10 Yrs. | 3 Mos.                           | 3 Mos.                        |
| Signature, Axiom, Ion Plate Loaded         | 3 Mos. | 3 Mos.     | 3 Mos.  | 3 Mos. | 1 Yr.    | 1 Yr.  | 1 Yr.  | 5 Yrs.                       | 10 Yrs. | 3 Mos.                           | 3 Mos.                        |
| Hammer Strength Benches & Racks            | 3 Mos. | 3 Mos.     | 3 Mos.  | 3 Mos. | 5 Yrs.   | -      | 3 Mos. | -                            | 10 Yrs. | 3 Mos.                           | 3 Mos.                        |
| Hammer Strength Plate Loaded               | 3 Mos. | 3 Mos.     | -       | 3 Mos. | 5 Yrs.   | -      | 3 Mos. | -                            | 10 Yrs. | 3 Mos.                           | 3 Mos.                        |
| Hammer Strength MTS                        | 3 Mos. | 3 Mos.     | 3 Mos.  | 1 Yr.  | 5 Yrs.   | -      | 1 Yr.  | 5 Yrs.                       | 10 Yrs. | 3 Mos.                           | 3 Mos.                        |
| Hammer Strength HD Elite                   | 3 Mos. | 3 Mos.     | 3 Mos.  | -      | 5 Yrs.   | 1 Yr.  | 3 Mos. | 5 Yrs.                       | 10 Yrs. | 3 Mos.                           | 3 Mos.                        |
| Hammer Strength Platforms                  | -      | -          | -       | -      | -        | -      | -      | -                            | 1 Yr.   | 3 Mos.                           | 3 Mos.                        |
| Hammer Strength Traditional Wood Platforms | -      | -          | -       | -      | -        | -      | -      | -                            | 10 Yrs. | 3 Mos.                           | 3 Mos.                        |



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| Product Type          | Labor  | Upholstery | Springs | Belts  | Bearings | Cables | Grips | Block, Pulleys, Plates, Rods | Frame   | Hardware, Mechanical, Electrical | Cosmetic/ Items Not Specified |
|-----------------------|--------|------------|---------|--------|----------|--------|-------|------------------------------|---------|----------------------------------|-------------------------------|
| Synrgy 360            | 3 Mos. | 3 Mos.     | 3 Mos.  | 3 Mos. | 1 Yr.    | 1 Yr.  | 1 Yr. | 5 Yrs.                       | 10 Yrs. | 3 Mos.                           | 3 Mos.                        |
| Axiom Benches & Racks | 3 Mos. | 3 Mos.     | 3 Mos.  | 3 Mos. | 1 Yr.    | 1 Yr.  | 1 Yr. | 1 Yr.                        | 10 Yrs. | 3 Mos.                           | 3 Mos.                        |
| Axiom (Protocol n)    | 3 Mos. | 3 Mos.     | 3 Mos.  | 3 Mos. | 1 Yr.    | 1 Yr.  | 1 Yr. | 1 Yr.                        | 10 Yrs. | 3 Mos.                           | 3 Mos.                        |
| HD Treadmill          | 1 Yr.  | -          | -       | -      | -        | -      | -     | -                            | 3 Yrs.  | 3 Yrs.                           | 6 Mos.                        |
| HD Air Bike*          | -      | -          | -       | -      | -        | -      | -     | -                            | 3 Yrs.  | 3 Yrs.                           | 6 Mos.                        |
| HD SPARC              | 1 Yr.  | -          | -       | -      | -        | -      | -     | -                            | 3 Yrs.  | 2 Yrs.                           | -                             |

\*Console = 1 Year

1. Warranty coverage is for the original purchaser or any person receiving the product as a gift, prior to use, from the original purchaser, and is not transferrable.
2. The published labor warranty for commercial strength is 30 DAYS OUT OF BOX.
3. There is no cosmetic or labor warranty coverage on any Consumer Strength product. 30 day Out of Box period applies.
4. For Pro Series (9000) Strength units that were shipped prior to 1996, the frame has a lifetime warranty.
5. Class A or B Strength product is sold with NO warranty coverage.

# LIFE FITNESS ACCESSORIES WARRANTIES

Accessories are an essential part of a well-rounded approach and provide training versatility for a wide range of exercisers. Life Fitness and Hammer Strength offer warranties on all our accessories to help ensure that fitness facilities are getting the most out of their equipment.

See below for detailed warranty information for Life Fitness and Hammer Strength accessories.

If you purchased fitness accessories prior to January 1, 2025, please visit our [\*\*Product Manuals and Technical documents site\*\*](#) for your warranty information. For general FAQs, please go [\*\*here\*\*](#).

| Product Type     | Product                                                                                                                                                                     | Warranty |
|------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| Agility          | Life Fitness Speed Cones (Set of 6), Speed Ladder, Hurdle (Adjustable, Each)                                                                                                | 3 Months |
| Bags             | Hammer Strength Slam Bag (Black Neoprene, all sizes), Life Fitness Core Bag (all sizes)                                                                                     | 1 Year   |
| Bands            | Power Band (all sizes, all colors), Mini Power Bands (all colors, all sizes)                                                                                                | 3 Months |
| Bands            | Life Fitness Covered Resistance Tube (all sizes), LF Resistance Tube (Dual Grip, Anchor, all sizes, all colors), LF Resistance Tube (Looped, Anchor, all sizes, all colors) | 3 Months |
| Bumper           | Hammer Strength Bumper, Urethane (all sizes, all colors)                                                                                                                    | 5 Years  |
| Bumper           | Hammer Strength Bumper, Premium Rubber (all sizes, all colors)                                                                                                              | 3 Years  |
| Bumper           | Hammer Strength Bumper, Standard Rubber (all sizes, black), Hammer Strength Bumper, Recycled Rubber, USA (sizes 25-45lbs, black)                                            | 1 Year   |
| Bumper           | Hammer Strength Bumper, Recycled Rubber, USA (sizes 15lbs, black)                                                                                                           | 3 Months |
| Cable Attachment | Cable Attachment-LF Strap Handle, Rubber Grip (Short & Long)                                                                                                                | 1 Year   |
| Cable Attachment | Cable Attachment-Rev Straight/Curl Bars/VBAR, 24in, Aluminum, Urethane Grip                                                                                                 | 3 Years  |
| Cable Attachment | Cable Attachment-Lat Pull Bar, 48in, Aluminum, Urethane Grip                                                                                                                | 3 Years  |



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| Product Type     | Product                                                                                                                                   | Warranty                  |
|------------------|-------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| Cable Attachment | Cable Attachment-Pressdown Rope, Nylon, Rubber Ends                                                                                       | 1 Year                    |
| Cable Attachment | Cable Attachment-Row/Chin Handle, Aluminum, Urethane Grip                                                                                 | 3 Years                   |
| Collar           | Collar Spring with Rubber Handle (Pair), Collar Pair (Spring, Chrome)                                                                     | 3 Months                  |
| Collar           | Collar, Lock Jaw OLY 2 & PRO 2 (Black Pair), Collar, Bulldog Olympic (Aluminum, Pair)                                                     | 1 Year                    |
| Deadlift Blocks  | DC Block, DC Flat Top (Each), DC Block Kit-16 (Set)                                                                                       | 5 Years                   |
| Dumbbell         | Hammer Strength Dumbbell Sets & Each (Urethane, 12-Side, all sizes)                                                                       | 7 Years<br>(as of 9/1/23) |
| Dumbbell         | Hammer Strength Dumbbell Set & Each (Rubber, Round, all sizes), Cybex Dumbbell Set & Each (Cast Urethane, Round Flats, all sizes)         | 3 Years                   |
| Dumbbell         | Hex Dumbbell Set & Each (Rubber, all sizes)                                                                                               | 1 Year                    |
| Dumbbell         | Hammer Strength Pro100 Adjustable Dumbbell Kit & Each (all sizes)                                                                         | 5 Years                   |
| Dumbbell         | Hammer Strength Dumbbells (Urethane, 4-Sided, Each, All Sizes)                                                                            | 5 Years<br>(as of 9/1/23) |
| Fixed Barbell    | Hammer Strength Barbell Straight Set & Each (PU, 12-Side, all sizes), Hammer Strength Barbell EZ Curl Set & Each (PU, 12-Side, all sizes) | 7 Years<br>(as of 9/1/23) |

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| Product Type        | Product                                                                                                                                                                                                                                                                                      | Warranty               |
|---------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|
| Fixed Barbell       | Hammer Strength Barbell Straight Set & Each (Rubber, Round, all sizes), Hammer Strength Barbell EZ Curl Set & Each (Rubber, Round, all sizes), Hammer Strength Barbell Straight Set & Each (Rubber, Round, all sizes), Hammer Strength Barbell EZ Curl Set & Each (Rubber, Round, all sizes) | 3 Years                |
| Fixed Barbell       | Hammer Strength Fixed Barbells (Urethane, 4-Sided, Each, All Sizes)                                                                                                                                                                                                                          | 5 Years (as of 9/1/23) |
| Foam Roller         | All Life Fitness Foam Rollers (all colors, firmness, sizes)                                                                                                                                                                                                                                  | 3 Months               |
| Hanging Accessories | TRX Suspension Trainer                                                                                                                                                                                                                                                                       | 1 Year                 |
| Jump Rope           | Life Fitness Vinyl Jump Rope (all colors, all sizes)                                                                                                                                                                                                                                         | 3 Months               |
| Kettlebell          | Standard Kettlebell (Cast Iron, Charcoal, all sizes), ACFT Kettlebell (40lb, Cast Iron, Black)                                                                                                                                                                                               | 1 Year                 |
| Kettlebell          | Hammer Strength Competition Kettlebell (all colors, all sizes), Life Fitness Kettlebell (Rubber, Stainless Handle, all sizes)                                                                                                                                                                | 2 Years                |
| Mat                 | LF Core Mat (all colors, all sizes), LF Yoga Mat (black)                                                                                                                                                                                                                                     | 3 Months               |
| Mat                 | LF Yoga Mat, Black                                                                                                                                                                                                                                                                           | 3 Months               |
| Medicine Ball       | ACFT Medicine Ball, 10lb, Rubber, Black                                                                                                                                                                                                                                                      | 1 Year                 |
| Medicine Ball       | Life Fitness Medicine Ball (all colors, all sizes)                                                                                                                                                                                                                                           | 2 Years                |



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| Product Type       | Product                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Warranty                  |
|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| Misc.              | ACFT Sled w/ Strap, Nylon, Black                                                                                                                                                                                                                                                                                                                                                                                                                                          | 1 Year                    |
| Misc.              | ACFT Tape Measure Reel, 30m                                                                                                                                                                                                                                                                                                                                                                                                                                               | 3 Months                  |
| Olympic Bar        | Hammer Strength Olympic Bar (all sizes, materials, bearings),<br>Hammer Strength Power Bar (all sizes, materials, bearings),<br>Hammer Strength Gym Bar (all sizes, materials, bearings),<br>Hammer Strength Training Bar (all sizes, materials, bearings),<br>Hammer Strength Curl Bar (all sizes, materials, bearings, style),<br>Hammer Strength OLY Bar (all sizes, materials, bearings, colors),<br>Hammer Strength PWR Bar (all sizes, materials, bearings, colors) | 5 Years                   |
| Olympic Bar        | Standard Curl Bar (all sizes, materials, bearings, styles)                                                                                                                                                                                                                                                                                                                                                                                                                | 1 Year                    |
| Olympic Plate      | Hammer Strength Olympic Plate (Urethane, 12-Side, Each, all sizes)                                                                                                                                                                                                                                                                                                                                                                                                        | 7 Years<br>(as of 9/1/23) |
| Olympic Plate      | Hammer Strength Olympic Plate, Rubber, RNDX, Each (all sizes)                                                                                                                                                                                                                                                                                                                                                                                                             | 3 Years                   |
| Plyo Box           | Hammer Strength Plyo Box, Life Fitness Plyo Box (Covers defects in design, materials and workmanship)                                                                                                                                                                                                                                                                                                                                                                     | 1 Year                    |
| Punching Bag/Glove | Life Fitness Premium Heavy Bag, 40kg, Black, w/ Chains                                                                                                                                                                                                                                                                                                                                                                                                                    | 1 Year                    |
| Punching Bag/Glove | Life Fitness Bag Gloves, 10oz, Pair, Red                                                                                                                                                                                                                                                                                                                                                                                                                                  | 3 Months                  |
| Rope               | Battle Rope, 1.5in diameter, 30ft, Black                                                                                                                                                                                                                                                                                                                                                                                                                                  | 3 Months                  |

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If you purchased fitness accessories prior to January 1, 2025, please visit our [\*\*Product Manuals and Technical documents site\*\*](#) for your warranty information. For general FAQs, please go [\*\*here\*\*](#).

| Product Type       | Product                                                                                                         | Warranty                                                                                |
|--------------------|-----------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|
| Specialty Bar      | Hex Bar, 1.9in Dual HT Grip, Black, 54lbs                                                                       | Structural - 5 Years<br>Powder Coat - 3 Months<br>Warranty Against Factory Defects only |
| Specialty Bar      | Football/Swiss Bar, 1.25in Grip, Black, 40lbs                                                                   | Structural - 5 Years<br>Powder Coat - 3 Months<br>Warranty Against Factory Defects only |
| Specialty Bar      | Hammer Strength Hex Bar, Single HT, Black, 60lbs                                                                | Structural - 5 Years<br>Powder Coat - 3 Months                                          |
| Stability Ball     | Life Fitness Stability Ball (all colors, all sizes), Hammer Strength Stability Ball, 75cm, Black, Hand Air Pump | 3 Months                                                                                |
| Stability Ball     | BOSU Pro Balance Trainer, Gray                                                                                  | 1 Year                                                                                  |
| Studio Barbell Set | Life Fitness Studio Single Barbell                                                                              | 1 Year                                                                                  |
| Studio Barbell Set | Life Fitness Studio Single Plate, Urethane (all sizes)                                                          | 3 Years                                                                                 |
| Studio Barbell Set | Life Fitness Studio Single Pair Barbell Collar                                                                  | 3 Months                                                                                |



# LIFE FITNESS ACCESSORIES WARRANTIES

Accessories are an essential part of a well-rounded approach and provide training versatility for a wide range of exercisers. Life Fitness and Hammer Strength offer warranties on all our accessories to help ensure that fitness facilities are getting the most out of their equipment.

See below for detailed warranty information for Life Fitness and Hammer Strength accessories.

If you purchased fitness accessories prior to January 1, 2025, please visit our [\*\*Product Manuals and Technical documents site\*\*](#) for your warranty information. For general FAQs, please go [\*\*here\*\*](#).

| Product Type          | Product                                                                                                         | Warranty |
|-----------------------|-----------------------------------------------------------------------------------------------------------------|----------|
| Studio Barbell Set    | Life Fitness Studio Barbell Rack                                                                                | 5 Years  |
| Studio Dumbbell Set   | Life Fitness Studio Single Dumbbell (Urethane, all sizes), LF Studio Dumbbell (Urethane, Black/Grey, all sizes) | 3 Years  |
| Studio Dumbbell Set   | LF Studio Dumbbell Rack                                                                                         | 5 Years  |
| Studio Kettlebell Set | Life Fitness Studio Kettlebell (all sizes)                                                                      | 1 Year   |
| Studio Kettlebell Set | Life Fitness Studio Kettlebell Rack                                                                             | 5 Years  |
| Studio Step/Deck      | Life Fitness Studio Step/Risers Set & Each, Life Fitness Studio Deck                                            | 1 Year   |
| Tire                  | Life Fitness Flip Tire, Soft Vinyl (all sizes, Covers defects in design, materials and workmanship)             | 1 Year   |
| Wall Ball             | Escape Endura Wall Ball (all sizes)                                                                             | 1 Year   |
| Yoga                  | Life Fitness Yoga Block                                                                                         | 3 Months |

*Strength Accessories are non-serialized and replaced via Finished Good warranty replacement after verifying original order installation date and supplied proof of failure.*



# CERTIFICATE OF LIABILITY INSURANCE

DATE(MM/DD/YYYY)  
02/24/2026

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

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER  
Aon Risk Services Central, Inc.  
St. Louis MO Office  
4220 Duncan Avenue  
Suite 401  
St Louis MO 63110 USA

CONTACT NAME:  
PHONE (A/C. No. Ext): 86628371 FAX (A/C. No.): (800) 363-0105  
E-MAIL ADDRESS:

INSURER(S) AFFORDING COVERAGE

NAIC #

INSURED  
Life Fitness, LLC  
9525 W Bryn Mawr Ave.  
Rosemont IL 60018 USA

|            |                                  |       |
|------------|----------------------------------|-------|
| INSURER A: | Zurich American Ins Co           | 16535 |
| INSURER B: | American Zurich Ins Co           | 40142 |
| INSURER C: | Twin City Fire Insurance Company | 29459 |
| INSURER D: |                                  |       |
| INSURER E: |                                  |       |
| INSURER F: |                                  |       |

## COVERAGES

CERTIFICATE NUMBER: 570118072411

REVISION NUMBER:

THIS IS TO CERTIFY THAT 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 CERTIFICATE 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.

Limits shown are as requested

| INSR LTR | TYPE OF INSURANCE                                                                                                                                                                                                                                                                                                                                       | ADOL INSD | SUBR WVO | POLICY NUMBER                                            | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS                                                                                                                                                                                                                                 |
|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|----------|----------------------------------------------------------|-------------------------|-------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| C        | <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY<br><input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR<br><br>GEN'L AGGREGATE LIMIT APPLIES PER:<br><input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC<br><input type="checkbox"/> OTHER: |           |          | 84EC50F0A1F<br>SIR applies per policy terms & conditions | 06/30/2025              | 06/30/2026              | EACH OCCURRENCE \$1,000,000<br>DAMAGE TO RENTED PREMISES (Ea occurrence) \$1,000,000<br>MED EXP (Any one person) Excluded<br>PERSONAL & ADV INJURY \$1,000,000<br>GENERAL AGGREGATE \$10,000,000<br>PRODUCTS - COMP/OP AGG \$2,000,000 |
| A        | AUTOMOBILE LIABILITY<br><input checked="" type="checkbox"/> ANY AUTO<br><input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS<br><input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY                                                                                                   |           |          | BAP 1155439 06<br>Automobile Liability                   | 06/30/2025              | 06/30/2026              | COMBINED SINGLE LIMIT (Ea accident) \$2,000,000<br>BODILY INJURY (Per person)<br>BODILY INJURY (Per accident)<br>PROPERTY DAMAGE (Per accident)                                                                                        |
| C        | UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR<br><input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE<br><input type="checkbox"/> DED <input type="checkbox"/> RETENTION                                                                                                                                      |           |          | 84XSON00v2                                               | 06/30/2025              | 06/30/2026              | EACH OCCURRENCE \$10,000,000<br>AGGREGATE \$10,000,000                                                                                                                                                                                 |
| B        | WORKERS COMPENSATION AND EMPLOYERS' LIABILITY<br>ANY PROPRIETOR / PARTNER / EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)<br>If yes, describe under DESCRIPTION OF OPERATIONS below                                                                                                                                                              | Y/N<br>N  | N/A      | WC115543806<br>WC - Ded<br>WC037866305<br>WC- Retro      | 06/30/2025              | 06/30/2026              | <input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER<br>E.L. EACH ACCIDENT \$1,000,000<br>E.L. DISEASE-EA EMPLOYEE \$1,000,000<br>E.L. DISEASE-POLICY LIMIT \$1,000,000                                     |

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

## CERTIFICATE HOLDER

## CANCELLATION

Town of Golden Beach  
1 Golden Beach Dr.  
Golden Beach FL 33160-2258 USA

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

AUTHORIZED REPRESENTATIVE

*Aon Risk Services Central, Inc.*

Holder Identifier :

Certificate No : 570118072411



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