

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.

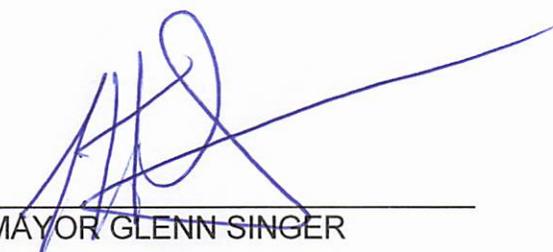
Section 5. Effective Date. This Resolution shall become effective immediately upon adoption.

Sponsored by **Town Administration.**

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

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

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



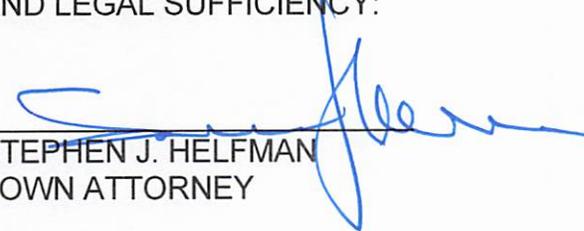
MAYOR GLENN SINGER

ATTEST:



LISSETTE PEREZ
TOWN CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:



STEPHEN J. HELFMAN
TOWN ATTORNEY



TOWN OF GOLDEN BEACH

100 Ocean Boulevard
Golden Beach, FL 33160

MEMORANDUM

Date: March 17, 2026

To: Honorable Mayor Glenn Singer &
Town Council Members

From: Alexander Diaz, *Alex B*
Town Manager

Item Number:

8

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

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.

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.



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

 (321) 522-9027  patrick@legacysportsconstruction.com  www.legacysportsconstruction.com



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

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.

Subtotal	\$55,000.00
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Total	\$55,000.00
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Deposit Due	\$13,750.00

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

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.

LUIS OSIO

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
Preliminary Works			\$0.00
Geotechnical Report/Soil Test 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	\$0.00	1	\$0.00
PercolationTest 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	\$0.00	1	\$0.00

Survey	\$0.00	1	\$0.00
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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
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Foundation	\$15.00	2,553	\$38,295.00
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Reinforced perimeter beam, 35 cm x 35 cm minimum (≈ 14 in x 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 x 11.5 m requirement (≈ 69 ft x 7 ft).

Per-court dimensions: 69 ft x 37 ft

Per-court area: 2,553 sq ft

Unit price: \$15.00 / sqft

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

Totals for 1 courts (independent slabs):

Total area: 2,553

Total foundation cost: 2,553 x \$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
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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

Project Management			\$3,500.00
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Project Management & Procurement Services	\$3,500.00	1	\$3,500.00
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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
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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
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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
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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 fl at 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]

Logistics [PROVIDED BY ORTEGA SUPPLY CHAIN & LOGISTICS]			\$34,495.00
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Ocean Freight & Logistics – Spain to Miami, FL	\$6,500.00	1	\$6,500.00
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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]

Customs	\$20,000.00	1	\$20,000.00
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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]

Container Delivery Costs	\$2,500.00	1	\$2,500.00
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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]

Unloading of Container	\$3,500.00	1	\$3,500.00
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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
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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]

Subtotal	\$166,040.00
Total	\$166,040.00

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.

Town of Golden Beach (Lisett Rovira)



WE STRIVE TO BE SET APART

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
4000 SW 60th Ct., Miami, FL 33155
JOHNBELLCONSTRUCTION.COM

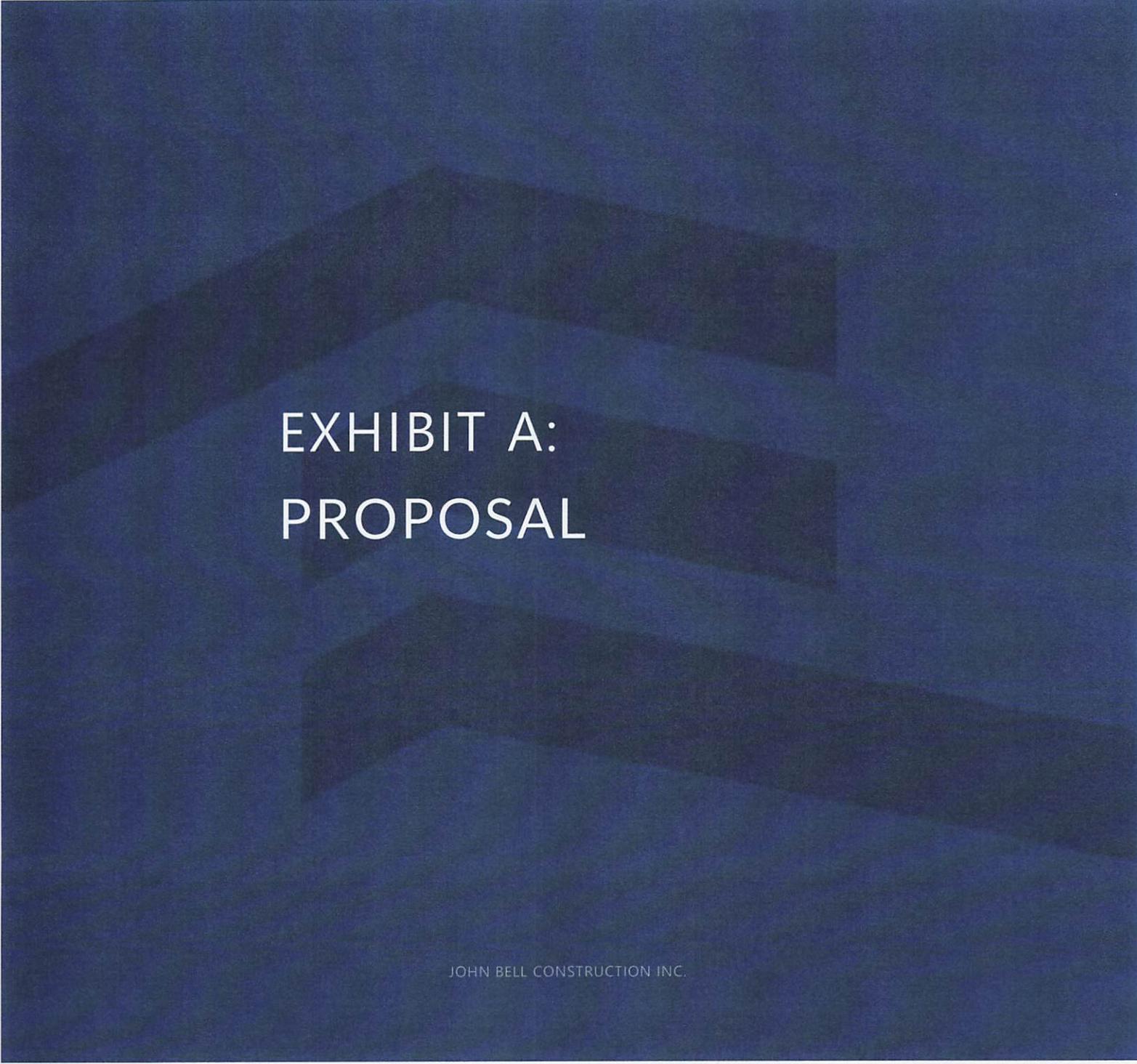


EXHIBIT A:
PROPOSAL



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.

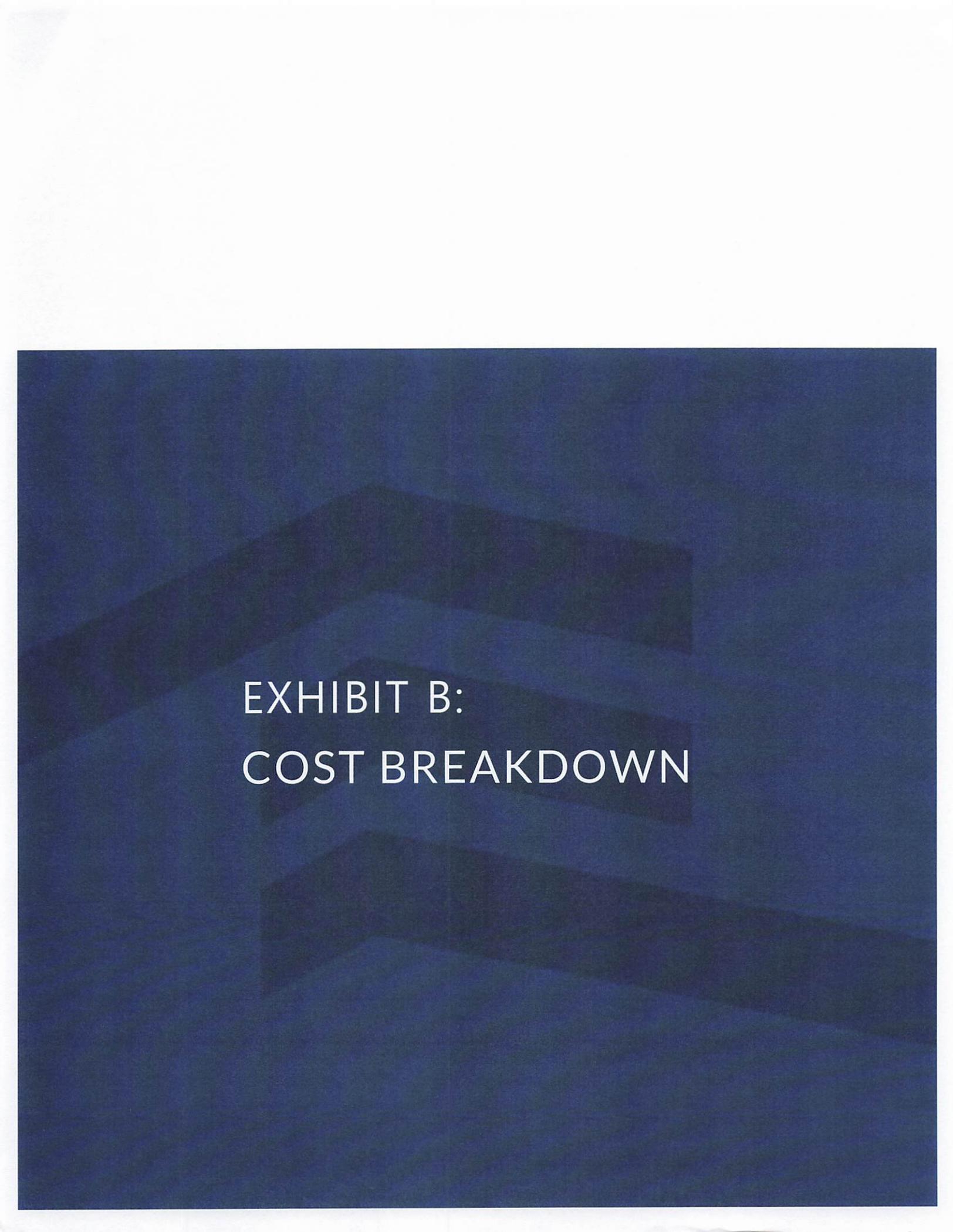
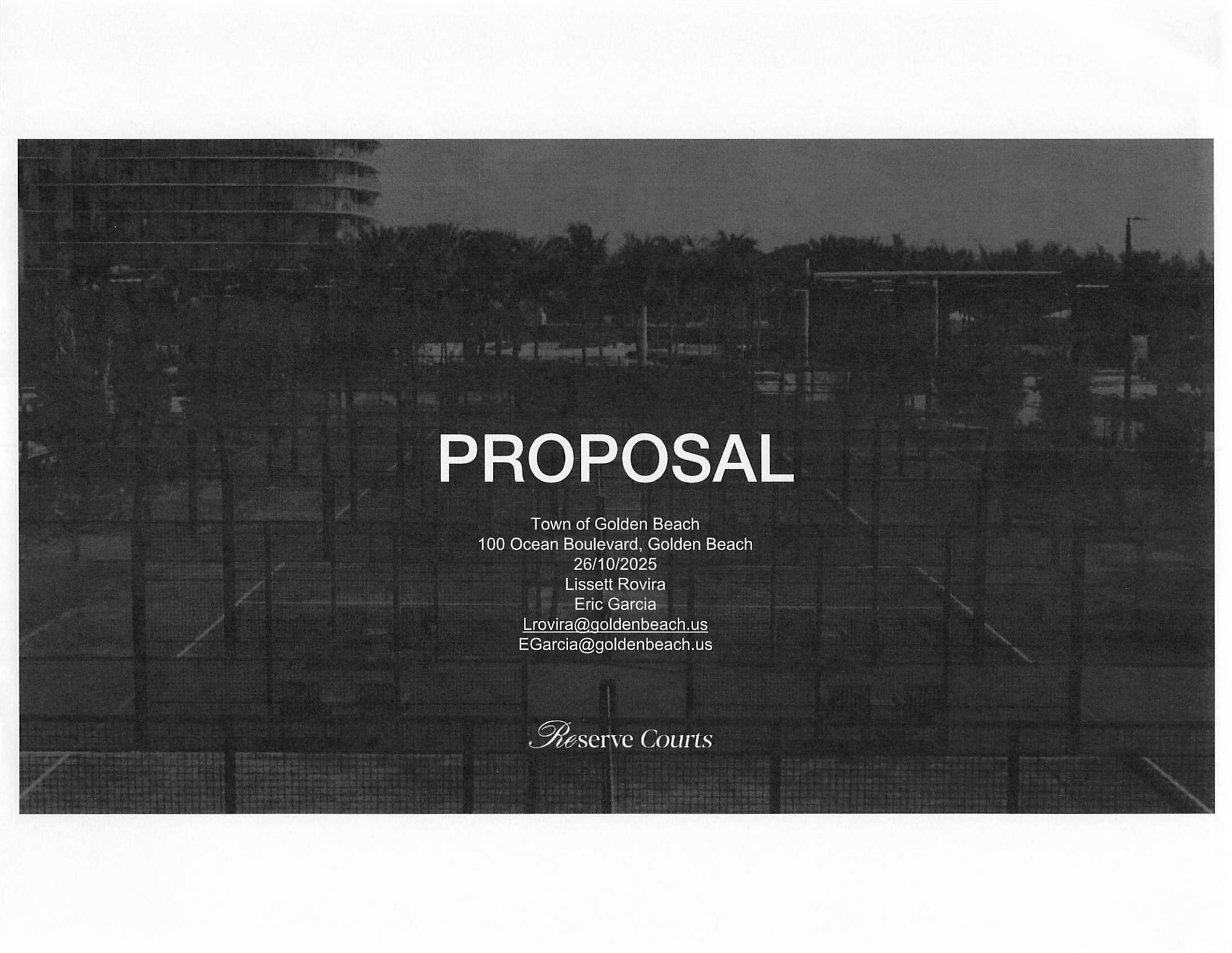
The background is a dark blue gradient with several overlapping, semi-transparent geometric shapes that resemble stylized chevrons or arrows pointing upwards and to the right. The shapes are layered, creating a sense of depth and movement.

EXHIBIT B:
COST BREAKDOWN



Scope of Work	Proposed Cost	per Unit	Units	UOM
1 - General Conditions & General Requirements	\$ 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



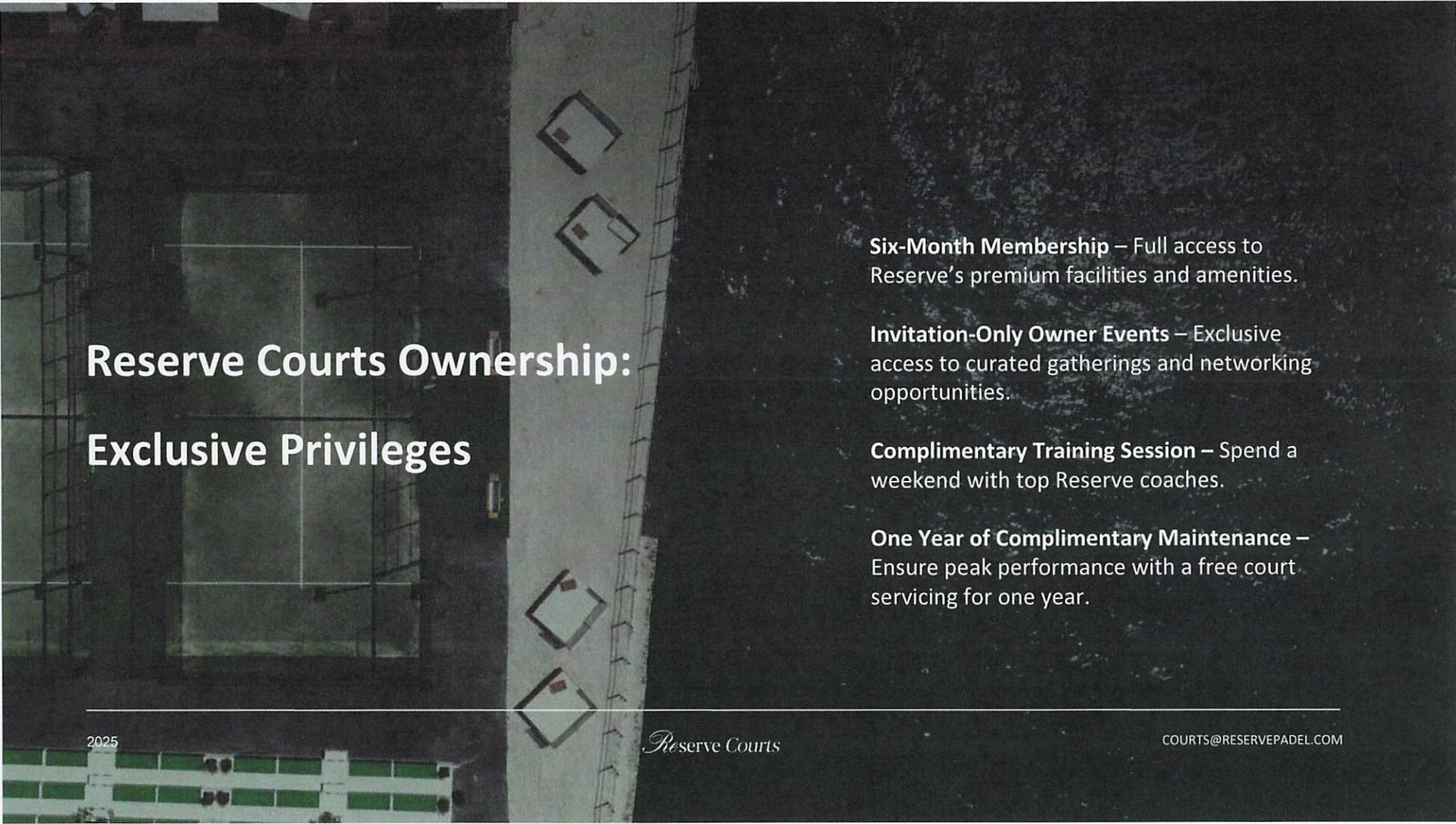
PROPOSAL

Town of Golden Beach
100 Ocean Boulevard, Golden Beach
26/10/2025
Lissett Rovira
Eric Garcia
Lrovira@goldenbeach.us
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.



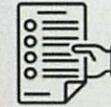
Consulting

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.



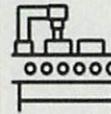
Installation

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



Maintenance

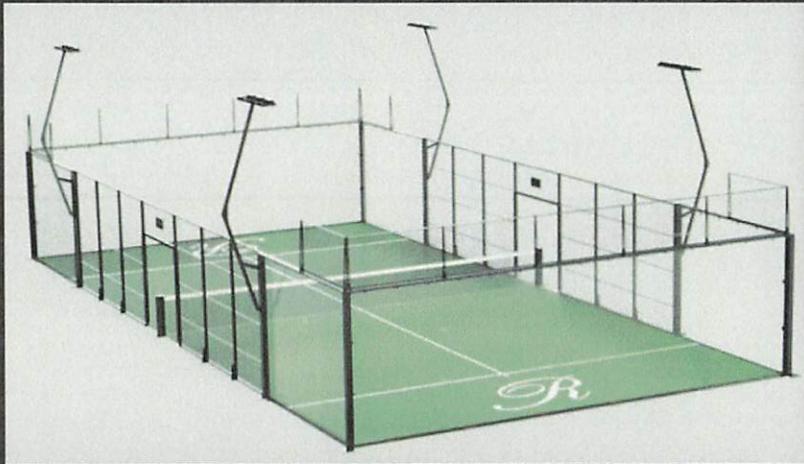
We provide diverse maintenance agreements to meet every requirement, ensuring that courts are well maintained and kept in pristine condition.



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