TOWN OF GOLDEN BEACH

100 Ocean Boulevard
Golden Beach, FL 33160

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

Zoom Room Meeting ID: 819 2777 6976 Password: 313169

For Dial In Only: Call 305.224.1968 Meeting ID: 819 2777 6976

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 BY 2:00 P.M. TUESDAY, NOVEMBER 17, 2026.

A. MEETING CALLED TO ORDER

B. ROLL CALL

C. PLEDGE OF ALLEGIANCE

D. PRESENTATIONS/TOWN PROCLAMATIONS

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

- Update on Status of Non-Compliant Seawalls

K. ORDINANCES - FIRST READING

1. **An Ordinance of the Town Council Amending the Town of Golden Beach Code of Ordinances Confirming the Continuation of Health Insurance Benefits for Retired Employees and Certain Former Members of the Town Council.**

AN ORDINANCE OF THE TOWN OF GOLDEN BEACH, FLORIDA, RATIFYING AND CONFIRMING CONTINUATION OF HEALTH INSURANCE BENEFITS FOR RETIRED EMPLOYEES AND CERTAIN FORMER MEMBERS OF THE TOWN COUNCIL; CONFIRMING A RETIREMENT HEALTH INSURANCE BENEFIT FOR CURRENT AND FUTURE MEMBERS OF THE TOWN COUNCIL; ESTABLISHING A RETIREMENT HEALTH SAVINGS ACCOUNT OPTION FOR RETIRED QUALIFIED MEDICARE-ELIGIBLE COUNCILMEMBERS AND QUALIFIED CHARTER OFFICERS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Exhibit: Agenda Ordinance No. 1
Ordinance No. 618.26

Sponsor: Town Administration

Recommendation: Motion to Approve Ordinance No. 618.26

L. ORDINANCES – SECOND READING

None.

M. QUASI JUDICIAL RESOLUTIONS

None.

N. MAJOR PROJECTS UPDATE & PRESENTATIONS

O. CONSENT AGENDA

2. Official Minutes of the October 27, 2026 Special Town Council Meeting

3. A Resolution of the Town Council Approving the Agreement between the Department of Health and the Town for Quality Water Testing.

A RESOLUTION OF THE MAYOR AND THE TOWN COUNCIL OF THE TOWN OF GOLDEN BEACH, FLORIDA APPROVING THE AGREEMENT BETWEEN THE DEPARTMENT OF HEALTH AND THE TOWN OF GOLDEN BEACH FOR QUALITY WATER TESTING; PROVIDING FOR IMPLEMENTATION AND PROVIDING FOR AN EFFECTIVE DATE.

Exhibit: Agenda Report No.3
Resolution No. 3106.26

Sponsor: Town Administration

Recommendation: Motion to Approve Resolution No. 3106.26

4. **A Resolution of the Town Council Authorizing the Payment of $10,000 to the Magen David Adom (MDA).**

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF GOLDEN BEACH, FLORIDA, AUTHORIZING AND APPROVING THE PAYMENT OF $10,000.00 TO THE MAGEN DAVID ADOM (MDA); PROVIDING FOR IMPLEMENTATION; AND PROVIDING AN EFFECTIVE DATE.

Exhibit: Agenda Report No.4
Resolution No. 3107.26

Sponsor: Town Administration

Recommendation: Motion to Approve Resolution No. 3107.26

5. **A Resolution of the Town Council Authorizing Repair Work for Elevator #1 at the Civic Center.**

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF GOLDEN BEACH, FLORIDA, AUTHORIZING A SOLE SOURCE AGREEMENT WITH TK ELEVATOR FOR THE REPLACEMENT OF THE DRIVE OPERATOR FOR ELEVATOR #1 AT THE CIVIC CENTER IN AN AMOUNT NO TO EXCEED $26,535.19; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR AN EFFECTIVE DATE.

Exhibit: Agenda Report No. 5
Resolution No. 3108.26

Sponsor: Town Administration

Recommendation: Motion to Approve Resolution No. 3108.26

P. TOWN RESOLUTIONS

6. **A Resolution of the Town Council Authorizing and Approving Rolling Change Orders to the Contract with John Bell Construction, Inc. for the Town Wellness Center Project.**

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF GOLDEN BEACH, FLORIDA, APPROVING ROLLING CHANGE ORDERS TO THE WELLNESS CENTER CONSTRUCTION AGREEMENT WITH JOHN BELL CONSTRUCTION, INC. FOR THE TOWN WELLNESS CENTER PROJECT; PROVIDING FOR CONDITIONS; PROVIDING FOR IMPLEMENTATION AND AN EFFECTIVE DATE.

Exhibit: Agenda Report No. 6
Resolution No. 3109.26

Sponsor: Town Administration

Recommendation: Motion to Approve Resolution No. 3109.26

7. **A Resolution of the Town Council Authorizing the Town Manager to Negotiate a Contract to Perform a Townwide Stormwater Clean-out.**

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF GOLDEN BEACH, FLORIDA, AUTHORIZING THE TOWN MANAGER TO NEGOTIATE AND SELECT A QUALIFIED CONTRACTOR AND EXECUTE AN AGREEMENT WITH THE MAYOR'S APPROVAL FOR TOWNWIDE STORMWATER SYSTEM CLEANING AND PUMP STATION MAINTENANCE; AUTHORIZING EXPENDITURES NOT TO EXCEED $70,000 FROM THE STORMWATER FUND; PROVIDING FOR A WAIVER OF COMPETITIVE BIDDING; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

Exhibit: Agenda Report No.7
Resolution No. 3110.26

Sponsor: Town Administration

Recommendation: Motion to Approve Resolution No. 3110.26

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
Important Upcoming Dates:

- Town Hall Closures
  - December 24, 25 and 31, 2026
  - January 1 and 18, 2027
- Town Manager Out of Office – 12/14/2026 – 01/04/2027
- New Year's Eve Party – 12/31/2026
- Election Qualifying Dates – 12/28/2026 (12 PM) – 01/04/2027 (12 PM)
- Election Date – 02/16/2027
- Wellness Center Grand Opening – 01/07/2027
- WOW Wellness Center Weekend – 01/08/2027 – 01/10/2027
- January Town Council Meeting – 01/19/2027

R. ADJOURNMENT:

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

M E M O R A N D U M

Date: November 17, 2026

Item Number: 1

To: Honorable Mayor Glenn Singer &
Town Council Members

From: Alexander Diaz,
Town Manager

Subject: **Ordinance No. 618.26– Amending Chapter 24, "Personnel," Article II, "Retirement," By Creating Division 3, "Other Post-Employment Benefits (Retiree Health Insurance) by adding Sections 24-68 through 24-73.**

Recommendation:

It is recommended that the Town Council adopt the attached Ordinance No. 618.26 as presented.

Background:

The Town maintains an Other Post-Employment Benefits Plan (the "OPEB Plan"), which provides healthcare benefits. Pursuant to Section 112.0801, Florida Statutes, the Town is required to permit participation in the OPEB Plan to retirees and their eligible dependents. The Town's OPEB Plan is offered to retired employees and retired elected officials, as well as to their spouses and eligible dependent children. The OPEB Plan covers Town Council members who retire with at least eight years of service. *Note 8* of the Town's annual audit of its financial statement provides additional information about the Town's OPEB obligations, its contributions, liability, and funding policy.

The Town Council has approved a series of resolutions over the past sixteen years adopting and modifying the Town's policy regarding retiree health insurance. This Ordinance serves to restate, ratify and reconfirm the Town's prior approved resolutions, its prior policy and long-standing customs and practices in place prior to this Ordinance's adoption, as well as establish additional conditions for such benefits, subject to certain amendments as set forth therein. Because this is a post-employment (i.e., retirement) benefit, the Town of Golden Beach Employees Pension Plan (the "Plan"), which is codified in

Chapter 24 of the Town's Code of Ordinances, is being amended accordingly. However, nothing in this Ordinance shall be construed in any way to affect the operation or benefits of any pension plan of the Town of Golden Beach, Florida.

This ordinance codifies the following:

- Retired employees are entitled to continuation coverage, subject to their enrollment and satisfaction of eligibility requirements.
- Retired elected officials (i.e., those who have served at least two complete terms) are entitled to continuation coverage, subject to their enrollment and satisfaction of eligibility requirements.
- Retired elected officials and charter officers shall be transitioned from being a participant in the Town's OPEB Plan to receiving a monthly retiree health subsidy upon becoming Medicare-Eligible. The subsidy, which will be offered in the form of contributions to a retiree health savings account (RHSA) to retirees, will be:
    - $1,500 monthly; and
    - $500 monthly for an eligible Medicare-Eligible spouse.
- The RHSA contribution shall be made by the Town until the death of the retired elected official or charter officer, or in the case of their Medicare-Eligible spouse, so long as they remain married.

This Ordinance repeals prior resolutions addressing continuation coverage and provides a comprehensive restated summary of OPEB Plan benefits. This Ordinance amends the Code to effectuate this proposed change to the Plan.

Fiscal Impact:

An actuarial impact statement is being prepared by the Plan's Actuary. Before the second reading, the impact statement will be disseminated for review.

TOWN OF GOLDEN BEACH, FLORIDA

ORDINANCE NO. 618.26

AN ORDINANCE OF THE TOWN OF GOLDEN BEACH, FLORIDA, RATIFYING AND CONFIRMING CONTINUATION OF HEALTH INSURANCE BENEFITS FOR RETIRED EMPLOYEES AND CERTAIN FORMER MEMBERS OF THE TOWN COUNCIL; CONFIRMING A RETIREMENT HEALTH INSURANCE BENEFIT FOR CURRENT AND FUTURE MEMBERS OF THE TOWN COUNCIL; ESTABLISHING A RETIREMENT HEALTH SAVINGS ACCOUNT OPTION FOR RETIRED QUALIFIED COUNCILMEMBERS AND QUALIFIED CHARTER OFFICERS; ESTABLISHING A HEALTH SAVINGS ACCOUNT OPTION FOR QUALIFIED COUNCILMEMBERS AND CHARTER OFFICERS WHO OPT OUT OF THE HEALTH INSURANCE PLAN; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to the provisions of Section 112.0801, Florida Statutes, the Town has offered employees and elected officials the option to continue participation in the Town's Group Health Insurance Plan (the "Plan") following retirement, subject to the applicable eligibility requirements; and

WHEREAS, the Town Council of the Town of Golden Beach, Florida ("Town Council") has adopted a series of resolutions over the last sixteen years detailing the eligibility requirements for continued participation in the Plan upon retirement, including but not limited to contribution costs, length of service and dependent coverage; and

WHEREAS, on October 27, 2026, the Town Council adopted Resolution No. 3105.26, establishing a retirement health savings account for elected officials and charter officers; and

WHEREAS, no ordinance has been adopted ratifying, confirming or conferring any retirement health insurance benefit for former, current or future employees or elected officials; and

WHEREAS, the Town seeks to confirm by ordinance the retirement health insurance benefit for retirees and certain former elected officials of the Town Council; and

WHEREAS, the Town Council seeks to further ratify and reconfirm, by ordinance, the Town's prior approved resolutions, its prior policy and long-standing customs and practices in place prior to this Ordinance's adoption, and establish additional conditions for such benefits, subject to certain amendments as set forth herein; and

WHEREAS, to restate existing policy, codify the longstanding custom and practice of the Town and provide unambiguous clarity regarding the provision of retiree health insurance to retired employees and elected officials and an opt-out stipend for employees and current elected officials, it is necessary to adopt an ordinance amending the Plan as set forth in Chapter 24, Article II of the Town's Code of Ordinances; and

WHEREAS, the Town Council finds that adopting this Ordinance and publicly ratifying and confirming the existing retirement health insurance benefit for former, current and future retirees and members of the Town Council is in the best interest of the health, safety, and welfare of the citizens and residents of the Town of Golden Beach, Florida (the "Town").

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF GOLDEN BEACH, FLORIDA, HEREBY ORDAINS AS FOLLOWS:[1]

[1]Additions to existing code text are shown by underline; deletions from existing code text are shown by ~~strikethrough~~. Changes between first and second reading are indicated with highlight.

Section 1. Recitals Adopted. Each of the above recitals is hereby adopted and incorporated as if fully set forth in this Section.

Section 2. Code Amended. That Division 3 "Other Post-Employment Benefits (Retiree Health Insurance)" of Article II "Retirement" of the Town Code is hereby created to read as follows:

DIVISION 3. - OTHER POST-EMPLOYMENT BENEFITS (RETIREE HEALTH INSURANCE)

Sec. 24-68. - Purpose.

The purpose of this Division is to implement the provisions of F.S. Ch. 112.0801 by providing Other Post-Employment Benefits (OPEB) benefits to participating retirees and their beneficiaries. This Division shall be deemed to codify the OPEB Plan, insofar as continuation of health benefits to retirees is concerned; and nothing herein shall be construed in any way to affect the operation or benefits of any pension plan of the Town of Golden Beach, Florida.

Sec. 24-69. - Definitions.

The following words and phrases as used herein, unless different meanings are plainly indicated by the context, shall have the following respective meanings:

Dependent means a person to whom the participating retiree is legally married.

GASB Statements mean statements issued by the Governmental Accounting Standards Board regarding financial reporting for the OPEB Plan as amended or modified from time to time.

OPEB Plan means the post-employment, single-employer healthcare plan, which is maintained by the Town pursuant to an applicable statute, regulation, ordinance, resolution, plan, program, policy, agreement, understanding, or other arrangement for the benefit of participating retirees, their spouses and child dependents.

Qualified Charter Officers means the Town Manager, Town Clerk, and Town Attorney who have completed a minimum of twenty (20) years of qualifying service, separated from service and otherwise satisfy the requirements for vested retirement health insurance benefits under the applicable governing provisions.

Qualified Retired Councilmember means a councilmember who has completed a minimum of eight (8) years of elected service and is no longer serving in office.

Participating retiree means any former employee or councilmember of the Town who is eligible to receive benefits under the OPEB plan.

Plan means the single employer healthcare plan administered by the Town for its employees.

Retiree means an officer or employee who retires under one of the Town-sponsored pension plans and who begins receiving retirement benefits immediately after retirement from employment.

Sec. 24-70 – Eligibility Requirements.

(a) *Conditions of Eligibility for Retired Employees, Their Spouses and Eligible Dependents.*

(1) Employees who participate in the Town's group healthcare plan and retire under one of the pension plans sponsored by the Town shall be offered the ability to continue to participate in the OPEB Plan, as well as their spouses and eligible dependents.

(2) Retired employees shall become eligible for continued participation in the Town's OPEB Plan commencing upon retiring from the Town and receiving retirement benefits immediately after retirement.

(b) *Conditions of Eligibility for Retired Councilmembers, Their Spouses and Eligible Dependents*

(1) To the extent health insurance coverage is made available by the Town, Qualified Retired Councilmembers, together with their Spouses and Eligible Dependents who participate in the Town's Plan, are authorized to continue participation in the OPEB plan or elect to receive a monthly retirement subsidy.

(2) Qualified Retired Councilmembers shall become eligible for continued participation commencing the first month following their departure from elected office.

Sec. 24-71 – OPEB Plan Contributions.

(a) The Town shall pay the cost of participating in the OPEB Plan for Qualified Retired Councilmembers and their respective spouses and eligible Dependents to the same extent that the Town pays the cost of participation for general Town employees. The foregoing shall not apply in the event the Qualified Retired Councilmember elects to join the Retirement Health Savings Account Program described in Sec. 24-72 herein.

(b) In the event the Town amends the manner in which it pays for participation by general Town employees, the manner in which the Town pays for participation by Qualified Retired Councilmembers shall be amended accordingly, subject to the preservation of vested rights, as they may lawfully exist.

Sec. 24-72 – Retirement Health Savings Account (RHSA) Program.

(a) Effective [INSERT SECOND READING DATE], Qualified Retired Councilmembers and Qualified Charter Officers may elect to participate in the Town's Retirement Health Savings Account (RHSA) Program and receive a monthly retirement subsidy in lieu of continuing to participate in the OPEB Plan in accordance with this subsection.

(b) The monthly retirement subsidy shall be paid by the Town and placed in a Retirement Health Savings Account, which the Qualified Retired Councilmember or the Qualified Retired Charter Officer may use for qualified healthcare expenses, including Medicare premiums, supplemental insurance, prescription drug coverage, and other qualified medical expenses.

(c) The Town shall provide a contribution of $1,500 monthly to the Qualified Retired Councilmember or the Qualified Retired Charter Officer's RHSA for the first twelve months.

(d) The Town shall provide a $500 monthly contribution to the RHSA for an eligible Dependent of a Qualified Retired Councilmember or a Qualified Retired Charter Officer for the first twelve months.

(e) The monthly contribution amounts established in subsections (c) and (d) herein shall increase by two and one-half percent (2.5%) every year, commencing on the second anniversary of the eligibility date. Such adjustments shall be compounded and applied to the then-current contribution amounts.

(f) RHSA contributions shall continue throughout the lifetime of the Qualified Retired Councilmember or the Qualified Retired Charter Officer and cease upon their death. Any unused funds in the deceased's RHSA may be used by the eligible Dependent, if any, or otherwise subject to intestate laws.

(g) RHSA contributions shall continue for an eligible Dependent only while the individual satisfies the applicable eligibility requirements, provided the Qualified Retired Councilmember or the Qualified Retired Charter Officer has not died.

(h) Councilmembers and Charter Officers shall be permitted to receive the monetary equivalent of the RHSA stipend in a Health Savings Account while still in office or employed, respectively, subject to the same terms of the RHSA program herein, provided they elect not to continue to participate in the Town Plan.

Sec. 24-73. – Miscellaneous

(a) In resolving any conflict or uncertainty as to the meaning or intention of any provision of the OPEB Plan, an interpretation that causes it to comply with the GASB Statements and all other applicable requirements of law shall prevail over any different interpretation.

(b) The Town has the discretion to subsidize the cost associated with continued participation in the OPEB Plan for Retired Employees and Qualified Retired Councilmembers, which may be amended in accordance with budgetary policy, subject to the preservation of existing contractual and legally recognized vested rights.

(c) The Town has implemented GASB Statement No. 75, Accounting and Financial Reporting for its OPEB Plan. The required contribution to the OPEB Plan is based on projected pay-as-you-go financing requirements and is subject to constant revision.

(d) The actuarial valuation of the calculation of the OPEB Plan shall involve estimates of the value of reported amounts and assumptions about the probability of events in the future.

(e) Amounts determined regarding the funded status of the OPEB Plan and the annual required contributions of the Town are subject to continual revision as actual results are compared to past expectations and new estimates are made about the future.

(f) The election to join the RHSA program shall be made in writing and administered in accordance with the applicable plan documents. Any transition affecting an existing vested insurance benefit shall comply with applicable law and shall not unlawfully impair rights previously established under the Town's retirement benefit provisions.

(g) In the event that the Town Council elects to cease payment of the RHSA subsidy or the cost of participation in the OPEB Plan by Retired Employees, Qualified Retired Councilmembers, and/or their Eligible Dependents as provided herein, those Qualified Retired Employees and Qualified Retired Councilmembers and their respective Eligible Dependents who are enrolled in the OPEB Plan on the effective date of the Town Council action disallowing participation and/or payment (the "Termination Date") shall be deemed to have a vested right to continue participation in the Plan and the Town's payment of the cost of participation, to the extent it is obligated under applicable law. Qualified Retired Councilmembers who are not enrolled in the Plan on the Termination Date shall not acquire a right to continued participation or Town payment solely by operation of this Section.

(h) Nothing herein shall be construed to unlawfully diminish or eliminate vested rights, as defined by law.

(i) To be eligible for the benefits established by the section, an individual must have taken and received the benefit at the time they became eligible and cannot assert their eligibility after the fact.

(j) Under the GASB statements, if OPEB plan assets are placed in trust, or an equivalent arrangement, the GASB statements will allow the assumed investment

return to reflect the diversified mix of investments held by the trust or equivalent arrangement.

Section 3. Repealer. All ordinances or parts of ordinances, resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 4. Severability. 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 hereby ordained, that the provisions of the Ordinance shall become and be made a part of the Code of the Town of Golden Beach; that the sections of this Ordinance may be re-numbered and/or re-lettered to accomplish such intentions; and that the word, "Ordinance," shall be changed to "Section" or such other appropriate word.

Section 6. Effective Date. This Ordinance shall be effective immediately upon adoption on second reading.

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 on first reading this ____ day of_____, 2026.

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 Judy Lusskin	___
Councilmember Kenneth Bernstein	___
Councilmember Bernard Einstein	___

PASSED AND ADOPTED on second reading this ___ day of _____, 2026.

_____
MAYOR GLENN SINGER

ATTEST:

_____
LISSETTE PEREZ
TOWN CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

_____
STEPHEN J. HELFMAN
TOWN ATTORNEY

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 on first reading this ____ day of _____, 2026.

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 Judy Lusskin	___
Councilmember Kenneth Bernstein	___
Councilmember Bernard Einstein	___

PASSED AND ADOPTED on second reading this ___ day of _____, 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

M E M O R A N D U M

Date: November 17, 2026

To: Honorable Mayor Glenn Singer &
Town Council Members

From: Lissette Perez,
Town Clerk

Subject: **Town Council Minutes**

Item Number: 2

Recommendation:

It is recommended that the Town Council adopt the Official Minutes of the October 27, 2026 Special Town Council Meeting.

TOWN OF GOLDEN BEACH

100 Ocean Boulevard
Golden Beach, FL 33160

Official Minutes for the October 27, 2026
Special Town Council Meeting called for 6:00 P.M.

Zoom Room Meeting ID: 891 3121 5219 Password: 609385

For Dial In Only: Call 305.224.1968 Meeting ID: 891 3121 5219

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 BY 2:00 P.M. TUESDAY, OCTOBER 27, 2026.

A. MEETING CALLED TO ORDER

Mayor Singer called the meeting to order at 6:12 PM.

B. ROLL CALL

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

Staff Present: Town Manager Alexander Diaz, Town Attorney Steve Helfman, Assistant Town Manager Linda Epperson via Zoom, Town Clerk Lissette Perez, Finance Director Maria Guerra, Assistant Chief Yovany Diaz, Captain Leila Perez, Corporal Guillermo Gonzalez, Director of Resident Life Michael Glidden, Director of Town Operations and Capital Projects Lissett Rovira, Assistant to the Town Clerk Amber Schwabenbauer, Administrative and Special Projects Assistant to the Town Manager Eric Garcia

Assistant Chief Yovany Diaz led the Pledge of Allegiance.

C. PRESENTATIONS/TOWN PROCLAMATIONS

FLORIDA LEAGUE OF CITIES PRESENTATION

Eryn Alcorn presented Mayor Singer and Councilmember Einstein with the John Land Years of Service Award for 25 years of service.

Mayor Singer recognized Town Manager Alexander Diaz for receiving the Joel D. Valdez Leadership Award.

Town Manager presented the Town Council with their $1 payment in recognition of their service for the year.

DRAFT

D. MOTION TO SET THE AGENDA

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

Town Manager: Stated that Resolution 3102.26's supporting documents had been substituted and noted that there was a scrivener's error in which the Pledge of Allegiance had been omitted from the agenda but would be reinstated and the agenda relettered accordingly. Resolution 3105.26's cover memorandum and item were also updated and were provided on the dais.

M**ayor Singer:** Made a motion to approve.

Consensus vote _5_ Ayes, _0__ Nays. Motion passes.

E. GOOD AND WELFARE

Vanessa Elia spoke regarding permit wait times.

Jeff Sonn spoke regarding permit fee pricing for simple jobs and the King Tide flooding issues being caused by negligent seawalls.

F. MAYOR'S REPORT

Mayor Singer- Expressed that he appreciated the residents who spoke in good and welfare for bringing the issues they spoke about to the forefront so they could properly be addressed. The Halloween event will be held this Saturday evening. Stated the Wellness Center will open within the first week of the new year and that tremendous progress is being made. Last Council Meeting we approved the budget marking the fifth time that this Council has lowered the millage rate. Thanked the Finance Department, Town Clerk, and the Town Manager for doing a great job balancing the budget and enabling all the new amenities while keeping control of the tax base. Encouraged everyone to go out and vote on Tuesday. Stated that if you want to vote you can go to the Sunny Isles Convention Center, and for early voting next week you can vote at the Aventura Library. Added that Golden Beach is not a voting place yet, but we are working toward making it one. Congratulated the Town Manager on receiving the Joel D. Valdez Award. Commemorated Councilman Einstein on 25 years of service spent on Council together. Thanked all staff for everything they do.

G. COUNCIL COMMENTS

Vice Mayor Mendal- Congratulated the Town Manager for his well deserved honor. Congratulated her fellow Councilmembers on 25 years of service. Thanked all staff for everything they do on a daily basis.

Councilmember Lusskin- Congratulated the Town Manager for receiving his award and thanked the Town Clerk for all of her help along with Michael Glidden and Eric Garcia for helping her with the Veteran's Day event that will be held on Wednesday,

November 11th. Expressed she hopes that everyone can make it to the event as they have a wonderful program planned. Thanked Mayor Singer and Councilman Einstein for their 25 years of service. Offered Councilman Bernstein her condolences for the passing of his father.

Councilmember Bernstein- Congratulated the Town Manager on receiving the Joel D. Valdez Award, and Mayor Singer on 25 years of service. Thanked Jeff Sonn for bringing the permit fee cost to the attention of the Council. Stated for the Town Manager that he had met with a vendor that could color match the color for all of the older sleeves for the beach furniture so we don't have to replace them and will have one uniform color. Mentioned how remarkable his late father who recently passed was. Thanked his fellow Council, Town Manager, Lissette Perez, Michael Glidden, Eric Garcia, Police Department, Public Works Department, and the whole Town for helping him through the passing of his father.

Councilmember Einstein- Recognized Leila Perez for her heroism in assisting with an 8 car accident that she was involved in. Expressed that working for the Town for the past 25 years has been one of the greatest experiences of his life and he is proud of all that has been accomplished in the Town in that amount of time and that it has been a pleasure serving alongside the Mayor. Thanked the Town Manager for all of his support and offered his condolences to Councilman Bernstein.

H. TOWN MANAGER REPORT

Town Manager- Vice Mayor Mendal brought to our attention the building permit fee cost for small projects and tonight we will be bringing those fee changes before the Council this evening. Explained that the permitting process takes longer due to zoning issues that come before the Building Regulation Advisory Board for review because our codes have not been amended. We have implemented a one day permit review for small projects and online permitting. Also, we have implemented a process in which the homeowner gets notified when a comment is sent to their contractor so that they can stay on top of things.

Communicated that if guests would be driving into Town for the Halloween event that they will need to be inside Town before The Strand closes at 4 p.m. and be escorted by the resident to the event. We have rented 20ft high gates that will go from house to house with one door that you must go through. If your guest is not with you, you will need to meet them at the gate for them to be able to access the event. Every resident and guest will be wanded, and all fifteen of our AR-15s will be deployed. This is the highest level of restrictions that we have placed on this event. The event starts at 5 p.m. and will go on until 10-10:30 p.m. Due to the Sabbath we are providing kosher-like options that are blessed by the Rabbi and will consist of vegetarian options. Recommended that attendees walk to the event because there will not be parking available. There will be a toddler area, and from 5-6 p.m. where we will not be scaring anyone. Rain or shine the event will still take place. Clarified for Councilwoman Lusskin that although the pedestrian gates would be accessible, anyone who enters through them will still have to go through the security checkpoint to access the event. Stated that

we will be honoring Captain Perez at our November meeting for her heroism. Recognized all staff for all their hard work.

I. TOWN ATTORNEY REPORT

Update on Status of Non-Compliant Seawalls- Originally people were not obligated to improve their seawalls unless they sell the property, but we also have long-term residents that may not be able to afford to improve their seawalls Each seawall situation is unique, but moving forward we will be taking a more aggressive approach to make sure that everyone comes into compliance to curb the nuisance of the seawalls that are non-compliant.

J. ORDINANCES - FIRST READING

None.

K. ORDINANCES – SECOND READING

1. An Ordinance of the Town Council Amending the Town of Golden Beach Code of Ordinances Amending Chapter 52 Landscaping, To Amend Artificial Turf Regulations.

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", SECTIONS 52-1, "DEFINITIONS" AND 52-6, "MINIMUM LANDSCAPE REQUIREMENTS" WITHIN CHAPTER 52 "LANDSCAPING", TO AMEND ARTIFICIAL TURF REGULATIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

Exhibit: Agenda Ordinance No. 1
Ordinance No. 617.26

Sponsor: Town Administration

Recommendation: Motion to Approve Ordinance No. 617.26

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	Aye
Vice Mayor Jessie Mendal	Aye
Councilmember Bernard Einstein	Aye
Councilmember Judy Lusskin	Aye
Councilmember Kenneth Bernstein	Aye

PASSED AND ADOPTED by the Town Council of the Town of Golden Beach, Florida this 27th day of October, 2026.

Town Attorney- The state of Florida this past year passed uniform regulations for the use of turf throughout the state for all municipalities with properties under one acre. This Ordinance adopts the state mandated regulations.

L. QUASI JUDICIAL RESOLUTIONS

None.

M. MAJOR PROJECTS UPDATE & PRESENTATIONS

Discussion of Third Party Management of the Wellness Center- An all-teams meeting was held on Monday with all the vendors, and we are on schedule with the Wellness Center. We are having issues with the toddler room furniture and setup but believe that we have found a solution for that today. There is a weather delay issue with the tot lots due to all the rain. Stated that the dog park fence is in. There are resident concerns with the colored lights, we do have control over that, they are just not programmed yet.

This summer the Council tasked me with exploring management options for the Wellness Center. We have been working on getting proposals from a variety of groups to give us some examples of what it would cost to have a third party operator come in and run the facility and what that would look like. The Town will not give up the right to manage the front desk. Based on the four proposals that we received, it would cost us less money to run the facility ourselves. We will staff the Wellness Center once it is open, but we are issuing a request for proposal to have an operator provide the programming aspect of the classes. Expressed that classes may not start right when we open the facility. We will have an exciting opening weekend that will start on Thursday January 7th and extend throughout the weekend with a variety of activities including pickleball and padel tournaments, nutrition classes, dog grooming, healthy food trucks etc.

Under my spending authority, and with the Mayor's consent, we did execute an agreement with a new engineer to assess everything from Ocean Boulevard behind the pavilion to the Intracoastal Waterway as part of The Strand re-design and to look into what additional amenities that we can offer at the beach. Announced that we will be working with the engineer over the winter break and that something will be presented for discussion at the February meeting.

N. CONSENT AGENDA

2. Official Minutes of the September 29, 2026 Final Budget Hearing

3. Official Minutes of the September 29, 2026 Special Town Council Meeting

DRAFT

4. A Resolution of the Town Council Approving a Joint Project Agreement with the State of Florida Department of Transportation for Turf and Landscape Maintenance.

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF GOLDEN BEACH, FLORIDA, APPROVING A JOINT PROJECT AGREEMENT WITH THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION FOR TURF AND LANDSCAPE MAINTENANCE; AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT; AUTHORIZING THE MAYOR AND TOWN MANAGER TO TAKE ALL ACTION NECESSARY TO IMPLEMENT THE AGREEMENT; PROVIDING FOR AN EFFECTIVE DATE.

Exhibit: Agenda Report No.4
Resolution No. 3100.26

Sponsor: Town Administration

Recommendation: Motion to Approve Resolution No. 3100.26

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	Aye
Vice Mayor Jessie Mendal	Aye
Councilmember Bernard Einstein	Aye
Councilmember Judy Lusskin	Aye
Councilmember Kenneth Bernstein	Aye

PASSED AND ADOPTED by the Town Council of the Town of Golden Beach, Florida this 27th day of October, 2026.

5. A Resolution of the Town Council Authorizing the Payment of $10,000 to Best Buddies International.

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF GOLDEN BEACH, FLORIDA, AUTHORIZING AND APPROVING THE PAYMENT OF $10,000.00 TO BEST BUDDIES INTERNATIONAL; PROVIDING FOR IMPLEMENTATION; AND PROVIDING AN EFFECTIVE DATE.

Exhibit: Agenda Report No.5
Resolution No. 3101.26

DRAFT

Sponsor: Town Administration

Recommendation: Motion to Approve Resolution No. 3101.26

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	Aye
Vice Mayor Jessie Mendal	Aye
Councilmember Bernard Einstein	Aye
Councilmember Judy Lusskin	Aye
Councilmember Kenneth Bernstein	Aye

PASSED AND ADOPTED by the Town Council of the Town of Golden Beach, Florida this 27th day of October, 2026.

Consensus vote _5_ Ayes, _0__ Nays. Items 2 through 5 pass.

O. TOWN RESOLUTIONS

6. A Resolution of the Town Council Adopting Rules and Regulations for Use of Town Amenities.

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF GOLDEN BEACH, FLORIDA, ADOPTING RULES AND REGULATIONS FOR USE OF TOWN AMENITIES, INCLUDING THE BEACH AND BEACH PAVILION, THE WELLNESS CENTER GYM AND CLUBHOUSE, AND THE RECREATIONAL COURTS; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Exhibit: Agenda Report No. 6
Resolution No. 3102.26

Sponsor: Town Administration

Recommendation: Motion to Approve Resolution No. 3102.26

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

Mayor Glenn Singer	Aye
Vice Mayor Jessie Mendal	Aye

DRAFT

Councilmember Bernard Einstein Aye
Councilmember Judy Lusskin Aye
Councilmember Kenneth Bernstein Aye

PASSED AND ADOPTED by the Town Council of the Town of Golden Beach, Florida this 27th day of October, 2026.

Town Manager- Declared that this is the Town's first draft for developing the rules for the Wellness Center which is an amenity that we have never had before and can be amended and tweaked as necessary. We have executed a contract with Club Ready, they provide the software for Anatomy and Equinox gyms. The Club Ready App will be on your phones and tailored to Golden Beach. The app will send out notifications when the Wellness Center is closed due to no AC, when a street is flooded etc. You will be able to see what courts are available and make reservations for the courts. You will use the app to check in when you go out to the beach and to the Wellness Center; the app will send you a barcode which will be scanned. When you go to access the Club House, courts (tennis/pickleball/padel), pedestrian gates, or bathrooms you will still need to use your resident ID card to access those areas. However, your resident ID card will not grant you access to the gym or beach. If you move out of Town, we will deactivate your account. If you are mistreating our staff or furniture, you will be barred from using the facility.

For use of the beach your immediate family (significant other, mother/father, children/grandchildren) are allowed to use the beach with you but must be accompanied by you and will not count towards your guest count. Your guests are now limited to four (4) guests. Your brother and sister are guests. Your guests do not need to be accompanied by you on Tuesday, Wednesday, and Thursday; we do allow unaccompanied guests to be registered at our beach on non-weekend dates. Friday, Saturday, Sunday, and Monday they have to be accompanied. You are not allowed to check your guests in and then leave, you must accompany them at all times. Our beach is for our residents, not our lot owners or landlords. A lot owner does not reside in Golden Beach nor does a landlord. If you rent out your property, your tenant now has those rights afforded to them by the Town, and you as a landlord do not.

Our new Wellness Center has two spaces. On the first floor is the Clubhouse which is limited to residents only. The first floor has a smaller capacity and a larger investment in furniture in terms of wear and tear. If you are a resident who is a grandmother and you want to bring your grandchildren and your son/daughter to the toddler room you will be allowed to do so, but you must be actively engaged in the toddler area, or you will be asked to leave. Children ages 10 and above can come and watch tv and play pool, but they cannot bring their friends. They are allowed to have friends at the courts and the parks but not in the Clubhouse area, which is residents only.

On the second floor, the Wellness Center gym will be open Monday through Friday 6 a.m. to 11 p.m. and on Saturday and Sunday 7 a.m. to 7 p.m. Your family members are guests. They are allowed to come with you any time that the facility is open with respect to one guest per member. You are allowed to bring another (1) guest as well every time you go to the gym. No single guest will be permitted to use the facility more than 6

times a year. Your trainers are allowed to come and train you, but they must be insured with a one million dollar policy minimum. During peak hours no trainers are allowed, they are only allowed during the hours that non-guests are allowed which is after 10 a.m., before 4 p.m., and after 7 p.m. Recognized Chairwoman Batta for all of her service as Chairwoman of the Wellness Center Advisory Committee. Expressed he felt these rules were good starting point but negotiations would be had and things would get tweaked. Mentioned training classes and group classes will be offered, and more equipment will be added. Stated that for one year the facility would not be rented out for non-town events to preserve the building and that after a year they will evaluate what can be offered upstairs and downstairs. Shared that the work is still being done to update the beach pavilion.

Mayor Singer- Emphasized that the Wellness Center was built for the residents and that guests were a luxury. Stated that trainers and guests are not allowed during peak hours which are from 7 a.m. to 10 a.m. and from 4 p.m. to 7p.m. and that they were going to try out the rules for six months and then re-evaluate based on activity level. Declared that adult children who do not live in the household must be accompanied by the actual resident even outside of peak hours.

Councilmember Einstein- Mentioned the restrictive nature of the Wellness Center and said that it has to be done this way to deter the wear, tear, and abuse of the facility to preserve it for the residents. Clarified he is allowed to have his daughter, son-in-law and two grandchildren at the beach and that they are allowed to have four additional guests but that he or his wife has to be there with them outside of Tuesday through Thursday.

Councilmember Bernstein- Stated he feels only Saturday, Sunday and holidays guests should have to be accompanied by the resident. Also stated he would like adult children to be able to use the gym unaccompanied outside of peak hours. The Town Manager clarified for Councilman Bernstein that resident children who are away at college do not constitute as guests as they still reside in the home.

Arati Batta- Stated that the voice of the committee is that visiting adult children should be allowed to use the gym unaccompanied during non-peak hours or have a specific time set aside for them. Expressed she felt keeping a staff member in the facility until 11 p.m. was not very cost effective. Town Manager stated that it was imperative to have a staff member there to monitor that the rules were being followed and no damages were being made, and that trainers were allowed from 6-7 a.m. and 7-11 p.m.

Mayor Singer- Mentioned he is potentially open to a controlled compromise in which if a child comes to visit for a week having the resident register the child with the Town for only that week to use the facility unaccompanied during non-peak hours.

Town Manager- Stated that they can allow unaccompanied guests at the beach on Fridays but not Monday. Clarified for Councilman Einstein that the reasoning behind keeping the gym open until 11 p.m. was because most younger people are utilizing the gym at night and that it could be adjusted accordingly.

DRAFT

Jeff Sonn- Stated he was in favor of having a rule in place for visiting adult children. Asserted he had previously mentioned to the Town there should be designated land set aside for a small dog park so small and large dogs are separated to help prevent potential conflicts.

Town Manager- Asked the Council to incorporate the changes that were just collectively agreed to into a revised set of rules that will be brought to them at the November meeting. Stated the motion would be to pass item number 6 as amended per the comments provided this evening and the revised report would be provided to them at the November meeting.

Consensus vote _5_ Ayes, _0__ Nays. Item 6 passes.

7. 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. 7
Resolution No. 3103.26

Sponsor: Town Administration

Recommendation: Motion to Approve Resolution No. 3103.26

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

Mayor Glenn Singer	Aye
Vice Mayor Jessie Mendal	Aye
Councilmember Bernard Einstein	Aye
Councilmember Judy Lusskin	Aye
Councilmember Kenneth Bernstein	Aye

PASSED AND ADOPTED by the Town Council of the Town of Golden Beach, Florida this 27th day of October, 2026.

Town Manager- We changed our permit fees in July as a result of a state law that was changed during the budget process, and Vice Mayor Mendal had mentioned there were concerns regarding high fees for smaller projects. The Town has three revenue sources, and they are building permit fees, ad valorem taxes, and code violations. The

Town cannot use your taxes to offset the cost of providing a service for someone building a new home in Town. Stated he does a balancing act to make sure he can pass a state audit and collect enough revenue to cover the cost of providing the service without having to raise taxes. Expressed that the Town wants residents to invest in small projects so as an incentive the Town created a minor project fee and a major project fee. Clarified that he will be the deciding factor as to what is classified as a minor or major project. Minor projects will have two fees, a review fee and a permit fee. What is being proposed today is the revision of our minor project fees. Declared that anyone who was charged the old permit fee will be issued a refund check. Informed that through an administrative order and with the consent of the Mayor as a way to find common ground with private providers for permit review and inspections, the Town will give a 25% discount to those choosing a private provider.

8. **A Resolution of the Town Council Accepting the Mayor and Town Manager's Recommendations for Amending Section 66-6 "General Construction Requirements" Relating to Construction Sign Frontage Standards.**

A RESOLUTION OF THE TOWN OF GOLDEN BEACH, FLORIDA, ACCEPTING THE MAYOR AND TOWN MANAGER'S RECOMMENDATIONS AMENDING SECTION 66-6 "GENERAL CONSTRUCTION REQUIREMENTS" RELATING TO CONSTRUCTION SIGN FRONTAGE STANDARDS AS OUTLINED IN THE ATTACHED ADMINISTRATIVE ORDER; PROVIDING FOR AN AMORTIZATION PERIOD FOR NONCONFORMING TEMPORARY FENCES; PROVIDING FOR INSTRUCTION TO THE TOWN ATTORNEY TO DRAFT AN ITEM FOR INCLUSION IN THE CODE; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

Exhibit: Agenda Report No. 8
Resolution No. 3104.26

Sponsor: Town Administration

Recommendation: Motion to Approve Resolution No. 3104.26

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	Aye
Vice Mayor Jessie Mendal	Aye
Councilmember Bernard Einstein	Aye
Councilmember Judy Lusskin	Aye
Councilmember Kenneth Bernstein	Aye

PASSED AND ADOPTED by the Town Council of the Town of Golden Beach, Florida this 27th day of October, 2026.

Town Manager- In Zones 1, 2, and 3 we will require that you put a solid wall that no one will be able to park in front of and will require landscaping in the front. This applies to all active and current projects. In Zones 2 and 3 we will allow you to put the fence 2 feet back of curb or back of sidewalk, so you have space to park behind the wall. You are allowed to have an image of what the home will look like, but you cannot put a real estate phone number or your company name on it. On the no trespassing sign, which is limited to a 2x3 area, there is required language by state law and that is the only place that you can have your company logo and a phone number to call if there is an emergency at the site. If you are not putting a picture on the wall, the wall must be dark blue.

9. A Resolution of the Town Council Establishing a Retirement Health Savings Account (RHSA) and Contribution for Vested Members of the Town Charter and Eligible Dependents.

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF GOLDEN BEACH, FLORIDA; PROVIDING FOR THE CONTINUATION OF HEALTH INSURANCE BENEFITS FOR CURRENT AND RETIRED TOWN COUNCILMEMBERS AND THEIR ELIGIBLE DEPENDENTS UNDER THE TOWN'S GROUP HEALTH INSURANCE PLAN; MEMORIALIZING THE TOWN'S LONG-STANDING COMMITMENT TO RETIREMENT HEALTH INSURANCE BENEFITS; PROVIDING FOR ELIGIBILITY REQUIREMENTS; ESTABLISHING A RETIREMENT HEALTH SAVINGS ACCOUNT OPTION FOR MEDICARE-AGE ELIGIBLE COUNCILMEMBERS AND QUALIFIED CHARTER OFFICERS; PROVIDING FOR MONTHLY CONTRIBUTIONS, BIENNIAL ADJUSTMENTS, AND LIFETIME BENEFITS; PROVIDING CRITERIA FOR VESTED RIGHTS IN CONTINUED PARTICIPATION IN THE TOWN'S INSURANCE PLAN AT THE EXPENSE OF THE TOWN; SUPERSEDING PRIOR RESOLUTIONS TO THE EXTENT PROVIDED HEREIN; DIRECTING THE PREPARATION OF AN IMPLEMENTING ORDINANCE; PROVIDING FOR IMPLEMENTATION; AND PROVIDING AN EFFECTIVE DATE.

Exhibit: Agenda Report No. 9
Resolution No. 3105.26

Sponsor: Town Administration

DRAFT

Recommendation: Motion to Approve Resolution No. 3105.26

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

Mayor Glenn Singer	Aye
Vice Mayor Jessie Mendal	Absent
Councilmember Bernard Einstein	Aye
Councilmember Judy Lusskin	Aye
Councilmember Kenneth Bernstein	Aye

PASSED AND ADOPTED by the Town Council of the Town of Golden Beach, Florida this 27th day of October, 2026.

Town Manager- Since 2011, this has been governed by resolution. The attorney is being asked to codify it as an ordinance and based on the new insurance offerings for our Medicare eligible employees we are codifying that provision. We will fix the issues discussed privately through first and second reading as it relates to options.

P. 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
None Requested

Town Manager- The Civic Center will be closed for business on Tuesday, November 10th, for a mandatory staff training. We welcome all of our residents and Council to join us Wednesday, November 11th, at the beach for the Veteran's Day event. Our next Council Meeting will be held on Tuesday, November 17th. I encourage all of our staff to join us for our Thanksgiving luncheon on Wednesday, November 18th.

DRAFT

Q. ADJOURNMENT:

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

Consensus vote _5_ Ayes _0_ Nays. Motion passes.

The meeting adjourned at 8:15 PM.

Respectfully submitted,

Lissette Perez
Lissette Perez
Town Clerk

DRAFT

TOWN OF GOLDEN BEACH

100 Ocean Boulevard
Golden Beach, FL 33160

M E M O R A N D U M

Date: November 17, 2026

Item Number: 3

To: Honorable Mayor Glenn Singer & Town Council Members

From: Alexander Diaz, Town Manager

Subject: **Resolution No. 3106.26 – Renewing A Contract with the Department of Health for Water Quality Testing.**

Recommendation:

It is recommended that the Town Council adopt the attached Resolution No. 3106.26 as presented.

Background:

Over the past several years, the Town has worked directly with the Department of Health to monitor and test the quality of our waterways. This proactive approach helps ensure that residents and visitors have access to timely and accurate information about local water quality.

The attached agreement formalizes the Town's ongoing partnership with the Department of Health and establishes a schedule of weekly water testing. With more frequent testing, we are able to identify unsafe water conditions in a timely manner that helps to ensure we are protecting the health and safety of everyone before reopening our beaches.

On the Town's website there is a direct link to the "live" water quality testing results.

Fiscal Impact:

An amount not to exceed $25,110.00 funded as part of our Recreation Budget.

TOWN OF GOLDEN BEACH, FLORIDA

RESOLUTION NO. 3106.26

A RESOLUTION OF THE MAYOR AND THE TOWN COUNCIL OF THE TOWN OF GOLDEN BEACH, FLORIDA APPROVING THE AGREEMENT BETWEEN THE DEPARTMENT OF HEALTH AND THE TOWN OF GOLDEN BEACH FOR QUALITY WATER TESTING; PROVIDING FOR IMPLEMENTATION AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, monitoring water quality is essential for a beachfront community like our Town; and

WHEREAS, the Town wishes to renew our agreement with the Department of Health to provide water testing and monitoring; and

WHEREAS, the agreement calls for weekly testing of our waters.

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

Section 1. Recitals. The above recitals are true and correct and are incorporated herein by this reference.

Section 2. **Agreement Approved**. The Agreement between State of Florida, Department of Health and the Town of Golden Beach for environmental services to identify and evaluate significant problems and sources for potential disease outbreaks or disease-causing microorganisms at the beach is approved in the form attached as Exhibit "A" ("Agreement").

Section 3. **Implementation**. The Town Mayor is authorized to execute the Agreement on behalf of the Town.

Section 4. **Effective Date**. This Resolution shall be effective immediately upon approval by the Town Council.

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 Bernard Einstein	___
Councilmember Kenneth Bernstein	___

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

_____
MAYOR GLENN SINGER

ATTEST:

_____
LISSETTE PEREZ
TOWN CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

_____
STEPHEN J. HELFMAN
TOWN ATTORNEY

MEMORANDUM OF AGREEMENT

BETWEEN

STATE OF FLORIDA, DEPARTMENT OF HEALTH
MIAMI-DADE COUNTY HEALTH DEPARTMENT

AND

THE TOWN OF GOLDEN BEACH, FLORIDA

THIS MEMORANDUM OF AGREEMENT ("Agreement") is made and entered into by and between the Town of Golden Beach, Florida, located in Miami-Dade County, Florida, hereafter referred to as "the City", and the State of Florida, Department of Health, Miami-Dade County Health Department, hereafter referred to as the "Provider" (collectively referred to as "Parties").

WHEREAS, Golden Beach desires to engage the Provider to perform environmental services to identify and evaluate significant problems and sources for potential disease outbreaks or disease-causing microorganism at its beach "Designated Site"; and,

WHEREAS, Golden Beach realizes that the Provider has the necessary components in place to carry out environmental services to ensure that the water quality at the Designated Site meets any and all local, state and federal water standards; therefore, ensuring that all residents and visitors that utilize the Designated Site are safe from pathogens, waterborne diseases or pollutants that may propose harm to humans and the environment.

NOW, THEREFORE, in consideration of the mutual covenants and considerations set forth herein, the Parties execute this Agreement so same becomes binding and enforceable by and through the Parties, their heirs and assigns, and agree heretofore:

I. TERMS AND DEFINITIONS

1. This Agreement contains and constitutes the legal and binding language between the Provider and the Golden Beach including, but not limited to, all Attachments, Exhibits, and Amendments, when applicable.

2. Clean Water Act (CWA): The CWA, 33 U.S.C. §1251 et seq., is the primary federal law in the United States governing water pollution. Passed in 1972, the objective of the CWA is to restore and maintain the chemical, physical, and biological integrity of the nation's waters by preventing point and nonpoint pollution sources, providing assistance to publicly owned treatment works for the improvement of wastewater treatment, and maintaining the integrity of wetlands.

3. Invoice: A mechanism by which the Provider requests payment from the City

for services rendered for a specific cost and period.

4. Designated Site: The section of Miami-Dade County, Florida identified and located in the northeast corner of Miami-Dade County between Intracoastal Waterway and Atlantic Ocean.

5. Period: The time frames outlined in section III.5 (a).

II. RECITALS

The Parties mutually agree that the foregoing recitals are true and correct and incorporated herein by reference.

III. The Provider agrees to the following:

1. To conduct water testing/sampling at the Designated Site at least one (1) time per week to identify and evaluate any significant problems and sources for potential disease outbreaks, contaminants and/or pathogens during the effective period of this Agreement. Beach water samplings must be analyzed for Enterococci microbiological fecal indicators recommended by the Florida Department of Health and the United States Environmental Protection Agency to evaluate water quality to protect human health.

2. To perform beach water sampling at the Designated Site in accordance with the terms listed in section V.2 of this Agreement.

3. To adhere to and conduct water sampling services applicable to and within federal and state rules, regulations, guidelines, standards and laws.

4. To provide and maintain sufficient staffing to timely carry out the required activity specified in herein.

5. To invoice Golden Beach on a quarterly basis through submission of a properly completed invoice, **Exhibit I**, within 30 calendar days following the end of the quarter for which payment is requested.

   a. Golden Beach's quarters will consist of the time frames listed below. The year of services is effectuated per Agreement year.

Quarter	Covered Period
1	October 1 - December 31
2	January 1 - March 31
3	April 1 - June 30
4	July1 - September 31

   b. To invoice Goden Beach quarterly only for water samplings completed during each quarter.

6. To notify Golden Beach and elected officials of any beach advisories, clearances (re- openings) and/or updates (advisories) using email, telephone call, fax, media outlets, or DOH Website: miamidade.floridahealth.gov.

7. To provide all staff, supplies and equipment necessary to perform, conduct, and complete the activity in section III.1.

IV. The Town of Golden Beach agrees to the following:

1. To provide the Provider with access to the Designated Site for the purpose of sampling or testing for water contaminants or pollutants during the periods outlined in section III.5. (a) of this Agreement.

2. To notify the public of any beach advisories and rescission advisories through the utilization of various local media networks (e.g., TV and Radio) and/or social media (e.g., Twitter, Instagram, Facebook).

3. To compensate the Provider within 30 calendar days of receipt of a properly completed invoice, attached as **Exhibit I** hereto, for the performance of all work completed at the Designated Site during the effective period.

V. Parties mutually agree:

1. The total cost for the services set forth in section III.1 of this Agreement is estimated at $25,110.00 during the effective period specified in section IX of this Agreement. If the total cost for the services set forth in section III.1 of this Agreement may exceed $25,110.00. Provider must obtain Golden Beach's prior written authorization before it continues said services.

2. During the effective period of this Agreement, the Provider shall complete no less than one (1) water sampling per week and no more than sixty-two (62) samplings per year (including any repeat samplings that may be required) during the effective period of this Agreement. If Golden Beach requests additional sampling beyond the sixty-two (62) water samplings, the Provider will invoice Golden Beach for each additional water sampling completed at the rate of $130.00 per sampling.

Beach Water Sampling Fee Schedule			
Year 1			
Sampling Performed	**Minimum**	**Maximum**	**Unit* Rate**
Weekly	1	52	$130.00
Repeat	1	10	$130.00

Year 2			
Sampling Performed	**Minimum**	**Maximum**	**Unit* Rate**
Weekly	1	52	$135.00
Repeat	1	10	$135.00
Year 3			
Sampling Performed	**Minimum**	**Maximum**	**Unit* Rate**
Weekly	1	52	$140.00
Repeat	1	10	$140.00

3. **Per resolution: I.O.No.:137 Ordered : Effective: 12/01/26,** the sampling unit fee is $130.00 (billing fiscal year 12/01/26 to 11/30/29). This fee shall increase by 3% every October 1st. ***"The environmental fees will be increased automatically by 3 percent, or the current inflation rate, whichever is higher; annually, beginning the 1st of October of each year".*** The Department shall round any increased fees to the next highest whole five (5) dollar increment.

4. The Town of Golden Beach shall make any and all retroactive payments for the period during which the Provider has completed services without the benefit of an executed Agreement that is since December 1st, 2026.

5. Each party shall be responsible for the liabilities of their respective agents, servants and employees, to the extent legally permissible to either party. Nothing herein shall be construed to be consent to be sued by any third party. No party will be liable to another for special, indirect, punitive, or consequential damages, including lost data or records (unless the Agreement requires the parties to back-up data or records), even if the party has been advised that such damages are possible. No party will be liable for lost profits, lost revenue, or lost institutional operating savings. DOH and the State of Florida may, in addition to other remedies available to them at law or equity and upon notice to the Town of Golden Beach, retain such monies from amounts due the Town of Golden Beach as may be necessary to satisfy any claim for damages, penalties, costs, and the like asserted by or against them. DOH and the State of Florida may set off any liability or other obligation of the Town of Golden Beach or its affiliates to DOH or the State of Florida against any payments due to the Town of Golden Beach under the Agreement. Nothing contained herein negates the sovereign immunity protections provided to State agencies or subdivisions, as defined in section 768.28, Florida Statutes.

VI. Termination at Will:

This Agreement shall be terminated by either party upon no less than thirty (30) calendar days' notice in writing to the other party, without cause, unless a lesser time is mutually agreed upon in writing by both Parties. Said notice shall be delivered by email communication with proof of receipt, or certified mail, return receipt requested, or in person with proof of delivery. Notices sent/addressed to persons

other than who is stated below shall be deemed "undelivered".

All notices must be addressed, respectively, as follow:

Florida Department of Health in Miami-Dade
1725 NW 167 Street
Miami, Florida 33056
Attention: Elmir Samir, Ph.D.
Director of Environmental Health & Engineering Services

Florida Department of Health in Miami-Dade
Attention: Fabiola Pierre
Contract Manager
8323 NW 12th Street, Suite 214
Miami, FL 33126
Tel:786-845-0334
E-mail: Fabiola.Pierre@flhealth.gov

Copy to:

The Town of Golden Beach, Florida
Attention: Lissette Perez Town Manager
One Golden Beach Drive Golden
Beach, Florida 33160

Attention: City Attorney
City of Golden Beach,
Florida 33160

a. All notices called for hereunder shall be effective upon receipt.

b. Contact information may be updated as needed by notifying the other party, including via email, without voiding this Agreement.

VII. Modification:

Any modifications to this Agreement shall only be valid when they have been reduced to writing and duly signed by the Parties.

VIII. Renewal

This MOA may be renewed on a yearly basis. Such renewals shall be made by

mutual agreement and will be contingent on satisfactory performance evaluations as determined by the Town of Golden Beach. Any renewals shall be in writing no less than sixty (60) calendar days ' notice in writing to the other party.

IX. Effective Period:

This Agreement shall begin on December 1,2026 and shall end on November 30, 2029.

X. Independent Capacity of the Contractor:

In the performance of this Agreement, it is agreed between the Parties that the Provider is an independent contractor and that the Provider is solely liable for the performance of all tasks contemplated by this Agreement.

XI. Governing Law and Venue:

The validity and construction of this Agreement, and of the rights and duties of the parties, shall be governed in accordance with the laws of the State of Florida. Venue to address any dispute arising between the Parties from this Agreement shall lie in the jurisdiction of Miami-Dade County, Florida.

XII. Dispute Resolution:

In event a dispute arises regarding this Agreement, both parties agree that a representative of each entity shall be appointed for the purpose of meeting and conferring to achieve a mutually acceptable resolution of such dispute. Should such representatives fail to reach a resolution within sixty (60) days of their appointment, then the Administrator, Director, City Manager, Chief Executive Officer, Designee or Chairperson of each party shall meet and negotiate a resolution. If this Agreement becomes the subject of litigation, arbitration, mediation, or other alternative dispute resolution mechanism then each party shall bear their own attorney's fees, costs, charges, and expenses.

XIII. Benefit/Assignment:

Subject to provisions herein to the contrary, this Agreement shall inure to the benefit of and be binding upon the Parties hereto and their respective legal representatives, successors and permitted assigns. No Party may assign this Agreement without the prior written consent of the other Party, the consent of which shall be given at that Party's sole discretion.

XIV. Waiver of Breach:

Waiver of breach of any provisions of this Agreement shall not be deemed to be a waiver of any other breach and shall not be construed to be a modification of the terms of this Agreement. The provisions herein do not limit any party's right to remedies at law or in equity.

XV. Severability:

This Agreement contains all the terms and conditions agreed upon by the Parties. There are no provisions, terms, conditions, or obligations other than those contained herein, and this Agreement shall supersede all previous communications, representations, or agreements, either verbal or written between the Parties. If any term or provision of this Agreement is found to be illegal or unreasonable, the remainder of the Agreement shall remain in full force and effect, and such term or provision shall be stricken.

XVI. Execution in Counterparts:

This Agreement may be executed in counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

XVII. Public Records

Provider understands that the public shall have access, at all reasonable times, to all documents and information pertaining to City of Miami Agreements, subject to the provisions of Chapter 119, Florida Statutes, and agrees to allow access by the City and the public to all documents subject to disclosure under applicable laws. Provider's failure or refusal to comply with the provisions of this section shall result in the immediate cancellation of this Agreement by the City. Provider shall specifically require all sub- contractors to comply with this paragraph.

To the extent Provider is acting on behalf of the City as specified in subsection 119.070 I(1)(A), Florida Statues, Provider shall additionally comply with Section 119.0701, Florida Statutes, including without limitation: (I) keep and maintain public records required by the City to perform the service under this Agreement; (2) upon request from the City's custodian of public records, provide the City with a copy of the requested records or allow the records to be inspected within a reasonable time at a cost that does not exceed the cost provided for in Chapter 119, or otherwise provided by law; (3) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the Agreement term and following completion of the Agreement if Provider does not transfer the records to the City; (4) provide to the City all electronically stored public records, upon request from the City's custodian of public records, in a format compatible with the City's information technology systems; and (5) upon completion of the Agreement, transfer, at no cost, to the City all public records in possession of Provider or keep and maintain public records required by the City to perform the service. If Provider transfers all public records to the City upon completion of the Agreement, Provider shall destroy any duplicate public records that are exempt

or confidential and exempt from disclosure requirements. If Provider keeps and maintains public records upon completion of the Agreement, Provider shall meet all applicable requirements for retaining public records.

Notwithstanding the foregoing, Provider shall be permitted to retain any public records that make up part of its work product solely as required for archival purposes, as required by law, or to evidence compliance with the terms of the Agreement.

Should Provider detinning to dispute any public access provision required by Florida Statutes, then Provider shall do so at its own expense and at no cost to the City.

IF PROVIDER AS THE CONTRACTOR UNDER THIS AGREEMENT HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO PROVIDER'S DUTY AS THE CONTRACTOR'S TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT AS A PUBLIC CONTRACT, PLEASE CONTACT THE CITY'S CUSTODIAN OF PUBLIC RECORDS AT TELEPHONE NUMBER 305-416-1800, EMAIL: PublicRecords@miamigov.com, AND MAILING ADDRESS: PUBLIC RECORDS C/O OFFICE OF THE CITY ATTORNEY, 9th FLOOR, MIAMI RIVERSIDE CENTER, 444 S.W. 2nd AVENUE, MIAMI, FLORIDA 33130 OR TO THE CITY'S PARKS AND RECREATION DEPARTMENT CUSTODIAN OF RECORDS AT 8th FLOOR, MIAMI RIVERSIDE CENTER, 444 S.W. 2nd AVENUE, MIAMI, FLORIDA 33130.

XVIII. Proper Authority:

Each of the Parties and its officers represent and warrant that they are authorized to enter into this Agreement and execute the same without further authority.

XIX. Entire Agreement:

This Agreement represents the entire understanding of the Parties with respect to the matters covered herein and supersedes all prior and contemporary agreements, representations, and discussion, whether oral or written. This Agreement may only be altered, amended, or modified in a writing signed by both Parties. All prior agreements pertaining to the subject matter of this Agreement entered into between the City and the Provider or any of its subdivisions are hereby terminated commencing on the effective date of this Agreement. Said prior agreements shall be replaced by this Agreement.

IN WITNESS WHEREOF, the Parties hereto have caused this 8-page Agreement to be executed by their officials thereunto duly authorized.

PROVIDER:
STATE OF FLORIDA
DEPARTMENT OF HEALTH

SIGNED BY: _____

NAME: Yesenia Diaz, DNP,MSN,APRN

TITLE: Administrator/Health Officer

DATE: _____

THE TOWN OF GOLDEN BEACH, FLORIDA

SIGNED BY: _____

NAME: Alexander Diaz

TITLE: Town Manager

DATE: _____

By: Dr. Samir Elmir. PhD., PE, BCEE, CEHP
TITLE: Dir. Environmental Health & Engineering Services
Signature: _____
Date:

Date: _____ **Invoice #:**_____

Bill To:

Lissette Perez
Town Manager
Town of Golden Beach, Florida
One Golden Beach Drive
Golden Beach, Fl 33160

Bill From:

Milda Belette
Operations Analyst II
Billing Office
Miami-Dade County Health Department
8175 NW 12th Street, #306
Doral, FL 33126

Contract No:

SERVICES PROVIDED	BILLING PERIOD	TOTAL SERVICES PROVIDED	RATE PER SERVICES	AMOUNT REQUESTED FOR PAYMENT

Total amount requested for payment: $_____

Please make check payable to:
State of Florida, Department of Health
8175 NW 12th Street, Suite 305
Doral, FL 33126

Florida Department of Health in Miami-Dade County
8323 NW 12 Street, Suite 214 • Miami, Florida 33126
PHONE: 786-845-0300 • FAX: 786-845-0306

FloridaHealth.gov

Accredited Health Department
Public Health Accreditation Board

13N29 - Town of Golden Beach_(signed by Dr Elmir_10-28-26)

Final Audit Report 2026-10-29

Created:	2026-10-29
By:	Maria Alexandra Guell (Mariaalexandra.Guell@flhealth.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAv6PErQd1D_Og7LqASvziugTas3uu5w-C

"13N29 - Town of Golden Beach_(signed by Dr Elmir_10-28-26)" History

Document created by Maria Alexandra Guell (Mariaalexandra.Guell@flhealth.gov)
2026-10-29 - 8:50:21 PM GMT

Document emailed to Yesenia Diaz (Yesenia.Diaz@flhealth.gov) for signature
2026-10-29 - 8:50:25 PM GMT

Email viewed by Yesenia Diaz (Yesenia.Diaz@flhealth.gov)
2026-10-29 - 9:07:46 PM GMT

Document e-signed by Yesenia Diaz (Yesenia.Diaz@flhealth.gov)
Signature Date: 2026-10-29 - 9:08:07 PM GMT - Time Source: server - Signature Appearance Selected: IMAGE

Agreement completed.
2026-10-29 - 9:08:07 PM GMT

TOWN OF GOLDEN BEACH

100 Ocean Boulevard
Golden Beach, FL 33160

M E M O R A N D U M

Date: November 17, 2026

Item Number: 4

To: Honorable Mayor Glenn Singer &
Town Council Members

From: Alexander Diaz,
Town Manager

Subject: **Resolution No. 3107.26 – Authorizing and Approving A Donation of $10,000.00 to the Magen David Adom (MDA).**

Recommendation:

It is recommended that the Town Council adopt the attached Resolution No. 3107.26 as presented.

Background:

This resolution approves the donation made to Magen David Adom. This donation will support the work Magen David Adom performs to provide life saving disaster relief, ambulance, and blood services to people in need.

Fiscal Impact:

If approved by Council the amount authorized will be $10,000.00.

TOWN OF GOLDEN BEACH, FLORIDA

RESOLUTION NO. 3107.26

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF GOLDEN BEACH, FLORIDA, AUTHORIZING AND APPROVING THE PAYMENT OF $10,000.00 TO THE MAGEN DAVID ADOM (MDA); PROVIDING FOR IMPLEMENTATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Magen David Adom (MDA), Israel's national emergency medical and blood services organization, has served as a vital humanitarian institution since its establishment in 1930, providing emergency medical response, ambulance services, blood collection and distribution, and disaster relief throughout the State of Israel; and

WHEREAS, Magen David Adom is an internationally recognized member of the International Red Cross and Red Crescent Movement and maintains an extensive network of emergency medical professionals and volunteers dedicated to preserving human life; and

WHEREAS, Magen David Adom continues to provide essential emergency medical services to civilians throughout Israel, ensuring that individuals and families have access to lifesaving medical assistance when it is needed most; and

WHEREAS, the Town Council finds that a contribution in the amount of $10,000.00 to the Magen David Adom (MDA) 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**. That the payment of $10,000.00 to the Magen David Adom (MDA) 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 become effective immediately upon approval of the Town Council.

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 Judy Lusskin	___
Councilmember Bernard Einstein	___
Councilmember Kenneth Bernstein	___

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

_____
MAYOR GLENN SINGER

ATTEST:

_____
LISSETTE PEREZ
TOWN CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

_____
STEPHEN J. HELFMAN
TOWN ATTORNEY



DETAILS

5:30 PM – Doors open and VIP cocktail reception
6:00 PM – General Reception and Dinner
7:30 PM — Program

JW Marriott Miami Turnberry Resort
19995 West Country Club Drive
Aventura, Florida

Cocktail attire
Kosher dietary laws observed

TOWN OF GOLDEN BEACH

100 Ocean Boulevard
Golden Beach, FL 33160

M E M O R A N D U M

Date: November 17, 2026

Item Number: 5

To: Honorable Mayor Glenn Singer &
Town Council Members

From: Alexander Diaz,
Town Manager

Subject: **Resolution No. 3108.26 – Authorizing A Repair Work Order Provided by TK Elevators for the Replacement of the Drive Operator for Elevator #1 at the Civic Center.**

Recommendation:

It is recommended that the Town Council adopt the attached Resolution No. 3108.26 as presented.

Background:

Elevator No. 1 in the Town Hall building at the Civic Center is out of service because its drive failed. We will work with TK Elevator (TKE) to replace the drive and return the elevator to service. TKE has agreed to perform the replacement at cost.

During construction of the Civic Center in 2023, most of the components for both elevators were exposed to water while awaiting installation. The water damage voided warranty coverage for the affected components, and the Town's current maintenance agreement specifically excludes them. Both elevators operated normally after installation, so replacement was unnecessary at the time.

TKE will also conduct a full assessment of both elevators to identify other components that may be at risk of failure. Based on that assessment, we plan to order critical spare parts and keep them on hand to reduce downtime if another component fails.

Fiscal Impact:

The proposed scope for the replacement of the drive-in elevator #1 of the Civic Center is $26,535.19.

TOWN OF GOLDEN BEACH, FLORIDA

RESOLUTION NO. 3108.26

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF GOLDEN BEACH, FLORIDA, AUTHORIZING A SOLE SOURCE AGREEMENT WITH TK ELEVATOR FOR THE REPLACEMENT OF THE DRIVE OPERATOR FOR ELEVATOR #1 AT THE CIVIC CENTER IN AN AMOUNT NO TO EXCEED $26,535.19; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the drive on Elevator No. 1 (the "Elevator") at the Civic Center has failed and has been determined to require replacement before the elevator can be returned to service; and

WHEREAS, the operational components of both elevators sustained water damage as a result of an incident in 2023, and a provision was subsequently incorporated into the current maintenance agreement specifically excluding coverage for the affected components due to the prior water damage; and

WHEREAS, following the 2023 incident, both elevators continued to operate normally, and replacement of the affected components was not necessary at that time; and

WHEREAS, the drive on the Elevator has no failed, necessitating its replacement to restore the elevator to safe and reliable operating conditions; and

WHEREAS, the proposed cost to replace the drive on the Elevator at the Civic Center is an amount not to exceed $26,535.19; and

WHEREAS, the Town Council finds that the replacement is necessary to restore elevator service and maintain the continued functionality of the Civic Center; and

WHEREAS, the Town desires to enter into an agreement with TK Elevator

for the replacement of the drive operator at the Elevator; and

WHEREAS, in accordance with Section 2-275(2) of the Town Code, the Town Manager has certified that TK Elevator is the sole domestic provider of elevator maintenance services, and that therefore, competitive bidding is not possible; and

WHEREAS, the Town Council hereby waives requirements of the Town's competitive bidding procedures; 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. Agreement Authorized. The agreement between the Town and TK Elevator for elevator repairs 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, subject to the approval of the Town Attorney as to form and legal sufficiency.

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 Bernard Einstein	___
Councilmember Judy Lusskin	___
Councilmember Kenneth Bernstein	___

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

_____
MAYOR GLENN SINGER

ATTEST:

_____
LISSETTE PEREZ
TOWN CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

_____
STEPHEN J. HELFMAN
TOWN ATTORNEY

Repair Work Order

November 04, 2026

GOLDEN BEACH CIVIC CTR

Purchaser: GOLDEN BEACH CIVIC CTR
Address: 100 Ocean Blvd
Golden Beach, FL 33160
,

Location: GOLDEN BEACH CIVIC CTR
Address: 100 Ocean Blvd
Golden Beach, FL 33160

Purchaser authorizes TK Elevator Corporation (referred to as "TK Elevator" hereafter) to perform the following work on the equipment and at the location described above, in exchange for the sum of **Twenty Six Thousand Five Hundred Thirty Five Dollars and Nineteen Cents ($26,535.19)** inclusive of all applicable sales and use taxes pursuant to the terms and conditions contained in this Work Order (the "Work Order").

If not accepted with (30) thirty calendar days of the date presented to Purchaser, this Work Order shall automatically be revoked and shall be null and void.

Summary:

Elevator	TKE ID	Description	Repair category
1	US1076980	Drive Upgrade	Operational

For further information, please see a detailed Scope of Work on the pages that follow.
Recommended by Service Technician: Steve Sesto

In the event you have any questions regarding the content of this Work Order please contact me at +1 010.

We appreciate your consideration.

Regards,

Skylar Visser
TK Elevator Corporation
7481 NW 66th St
Miami FL 33166
skylar.visser@tkelevator.com |+1 010

Notice:
No permits or inspections by others are included in this work, unless otherwise indicated herein. Delivery and shipping is included. All work is to be performed during regular working days and hours as defined in this Work Order unless otherwise indicated herein.

Repair Work Order

Scope of Work

Controller Drive Car #1

TK Elevator will furnish the labor and materials necessary to install a controller drive on the unit(s) referenced above. The controller drive regulates power to the drive motor and is critical for continued operation.

A water damage occurred on 4/12/2023 and the drive for elevator 1 was identified as a component that was affected. Coverage on this component is no longer included in the maintenace contract due to this event. Once the component is replaced future repairs and replacements will be covered due to equipment failure.

Payment Terms

50% of the price set forth in this Work Order will be due and payable as a non-refundable initial progress payment within 10 days from TK Elevator's receipt of a fully executed copy of this Work Order. This initial progress payment will be applied to any applicable project management, permits, engineering, drawings and material procurement. Material will be ordered once this payment is received and the parties have both executed this Work Order.

The remaining 50% of the price set forth in this Work Order and any fully executed change orders shall be due and payable at the time TK Elevator commences the work described in the Work Order. TK Elevator's receipt of this final payment is a condition precedent to TK Elevator's return of the equipment described in this Work Order to the full operation and use and Purchaser agrees to waive any and all claims to such operation and use until such time as that payment is made in full.

The price of this Work Order includes all value added taxes, tariffs, duties, and similar charges imposed on TK Elevator as of the date of execution of this Work Order. The price of this Work Order is subject to escalation - even after Purchaser’s acceptance of this Work Order – under certain circumstances. After the date of acceptance of this Work Order and in addition to the Work Order price, Purchaser is also responsible to pay TK Elevator for any new (or any increase in): (1) applicable value added taxes, tariffs, duties, and/or other charges imposed by applicable governmental authorities; (2) charges from its suppliers for any of the applicable materials and/or components due to (a) supply chain issues, (b) the imposition of applicable value added taxes, tariffs, duties or other charges by applicable governmental authorities; and/or (c) if the completion of work called for in this Work Order occurs after any milestone mentioned earlier in this Work Order; and/or (3) charges from TK Elevator's shippers and/or freight forwarders, all along with profit and overhead associated with those amounts. When any materials and/or components applicable to the work described in this Work Order are ready to ship, TK Elevator will provide Purchaser with a change order that includes such value added taxes, tariffs, duties and/or charges imposed by applicable government authorities and/or such charges from its suppliers and freight forwarders for any of the applicable materials and/or components as set forth above, along with profit and overhead associated with those amounts, which must be executed and fully paid for prior to and as a condition precedent to such shipment.

Purchaser agrees that TK Elevator shall have no obligation to complete any steps necessary to provide Purchaser with full use and operation of the affected elevator(s) until such time as TK Elevator has been paid 100% both of the price reflected in this Work Order and for any other work performed by TK Elevator or its subcontractors in furtherance of this Work Order. Purchaser agrees to waive any and all claims to the turnover and/or use of that equipment until such time as those amounts are paid in full. TK Elevator reserves the right to assign payments owed to TK Elevator under this Work Order.

Work order price:		$26,535.19
Initial progress payment:	(50%)	$13,267.60
Total due upon completion:	(50%)	$13,267.60

Repair Work Order

Terms and Conditions

TK Elevator does not assume any responsibility for any part of the vertical transportation equipment other than the specific components that are described in this Work Order and then only to the extent TK Elevator has performed the work described above.

No work, service, examination or liability on the part of TK Elevator is intended, implied or included other than the work specifically described above. It is agreed that TK Elevator does not assume possession or control of any part of the vertical transportation equipment and that such remains Purchaser's exclusively as the owner, lessor, lessee, possessor, or manager thereof.

Unless otherwise stated herein, TK Elevator's performance of this Work Order is expressly contingent upon Purchaser securing permission or priority as required by all applicable governmental agencies and paying for any and all applicable permits or other similar documents.

It is agreed that TK Elevator's personnel shall be given a safe place in which to work. TK Elevator reserves the right to discontinue its work in the location above whenever, in its sole opinion, TK Elevator believes that any aspect of the location is in any way unsafe until such time as Purchaser has demonstrated, at its sole expense, that it has appropriately remedied the unsafe condition to TK Elevator's satisfaction. Unless otherwise agreed, it is understood that the work described above will be performed during regular working days and hours which are defined as Monday through Friday, 8:00 AM to 4:30 PM (except scheduled union holidays). If overtime is mutually agreed upon, an additional charge at TK Elevator's usual rates for such work shall be added to the price of this Work Order.

In consideration of TK Elevator performing the work described above Purchaser, to the fullest extent permitted by law, expressly agrees to indemnify, defend, save harmless, discharge, release and forever acquit TK Elevator, its employees, officers, agents, affiliates, and subsidiaries from and against any and all claims, demands, suits, and proceedings made or brought against TK Elevator, its employees, officers, agents, affiliates and subsidiaries for loss, property damage (including damage to the equipment which is the subject matter of this Work Order), personal injury or death that are alleged to have been caused by Purchaser or any others in connection with the presence, use, misuse, maintenance, installation, removal, manufacture, design, operation or condition of the vertical transportation equipment that is the subject of this Work Order, or the associated areas surrounding such equipment. Purchaser's duty to indemnify does not apply to the extent that the loss, property damage (including damage to the equipment which is the subject matter of this Work Order), personal injury or death is determined to be caused by or resulting from the negligence of TK Elevator and/or its employees. Purchaser recognizes, however, that its obligation to defend TK Elevator and its employees, officers, agents, affiliates and subsidiaries under this clause is broader and distinct from its duty to indemnify and specifically includes payment of all attorney's fees, court costs, interest and any other expenses of litigation arising out of such claims or lawsuits.

Purchaser expressly agrees to name TK Elevator along with its officers, agents, affiliates and subsidiaries as additional insureds in Purchaser's liability and any excess (umbrella) liability insurance policy(ies). Such insurance must insure TK Elevator, along with its officers, agents, affiliates and subsidiaries for those claims and/or losses referenced in the above paragraph, and for claims and/or or losses arising from the negligence or legal responsibility of TK Elevator and/or its officers, agents, affiliates and subsidiaries. Such insurance must specify that its coverage is primary and non-contributory. Purchaser hereby waives the right of subrogation.

TK Elevator shall not be liable for any loss, damage or delay caused by acts of government, labor, troubles, strikes, lockouts, fire, explosions, theft, riot, civil commotion, war, malicious mischief, acts of God, or any cause beyond its control. TK Elevator Corporation shall automatically receive an extension of time commensurate with any delay regarding the work called for in this Work Order.

Should loss of or damage to TK Elevator's material, tools or work occur at the location that is the subject of this Work Order, Purchaser shall compensate TK Elevator therefor, unless such loss or damage results solely from TK Elevator's own acts or omissions.

If any drawings, illustrations or descriptive matter are furnished with this Work Order, they are approximate and are submitted only to show the general style and arrangement of equipment being offered. Work Order.

Purchaser shall bear all cost(s) for any reinspection of TK Elevator's work due to items outside the scope of this Work Order or for any inspection arising from the work of other trades requiring the assistance of TK Elevator.

Purchaser expressly agrees to waive any and all claims for consequential, special or indirect damages arising out of the performance of this Work Order and specifically releases TK Elevator from any and all such claims.

A service charge of 1.5% per month, or the highest legal rate, whichever is less, shall apply to delinquent accounts. In the event of any default of any of the payment provisions herein, Purchaser agrees to pay, in addition to any defaulted amount, any attorney fees, court costs and all other expenses, fees and costs incurred by TK Elevator in connection with the collection of that defaulted amount.

Purchaser agrees that this Work Order shall be construed and enforced in accordance with the laws of the state or province (as applicable) where the vertical transportation equipment that is the subject of this Work Order is located and consents to jurisdiction of the courts, whether state, provincal or Federal as applicable, located there as well that to all matters and disputes arising out of this Work Order. Purchaser further agrees to waive trial by jury for all such matters and disputes.

The rights of TK Elevator under this Work Order shall be cumulative and the failure on the part of the TK Elevator to exercise any rights given hereunder shall not operate to forfeit or waive any of said rights and any extension, indulgence or change by TK Elevator in the method, mode or manner of payment or any of its other rights shall not be construed as a waiver of any of its rights under this Work Order.

In the event any portion of this Work Order is deemed invalid or unenforceable by a court of law, such finding shall not affect the validity or enforceability of any other portion of this Work Order. This Work Order shall be considered as having been drafted jointly by Purchaser and TK Elevator and shall not be construed or interpreted against either Purchaser or TK Elevator by reason of either Purchaser or TK Elevator's role in drafting same.

In the event Purchaser's acceptance of the work called for in this Work Order is in the form of a purchase order or other kind of document, the provisions, terms and conditions of this Work Order shall exclusively govern the relationship between TK Elevator and Purchaser with respect to the work described herein.

Repair Work Order

Acceptance

Purchaser's acceptance of this Work Order will constitute exclusively and entirely the agreement for the work herein described. All prior representations or agreements regarding this work, whether written or verbal, will be deemed to be merged herein, and no other changes in or additions to this Work Order will be recognized unless made in writing and properly executed by both parties. No agent or employee of TK Elevator shall have the authority to waive or modify any of the terms of this Work Order without the written approval of an authorized TK Elevator manager.

This Work Order specifically contemplates work outside the scope of any other contract currently in effect between the parties; any such contract shall be unaffected by this Work Order.

To indicate acceptance of this work order, please sign and return one (1) original of this agreement to the branch address shown below. Upon receipt of your written authorization and required materials and/or supplies, we shall implement the work called for in this Work Order.

(Purchaser):	TK Elevator Corporation Management Approval
By:	By:
(Signature of Authorized Individual)	(Signature of Branch Representative)
_____	Jason Catlette
(Print or Type Name)	Sales Manager
_____	
(Print or Type Title)	
(Date of Acceptance)	(Date of Execution)
Work Order # / PO: _____	

Please contact _____ to schedule work at the following phone number _____

REPAIR DOWN PAYMENT REQUEST

,

Date	Terms	Reference ID	Customer Reference # / PO
November 04, 2026	Immediate	ACIA-2GNRZ0V	

	Total Contract Price:		$26,535.19
	Down Payment:	(50%)	$13,267.60

For inquiries regarding your contract or services provided by TK Elevator, please contact your local account manager at +1 010. To make a payment by phone, please call 770-799-0400 with the reference information provided below.

Current and former service customers can now pay online at:
https://tke.ssoaccount.com/

Thank you for choosing TK Elevator. We appreciate your business.

Please detach the below section and provide along with payment.

- - - -

Repair Completion Notice to be signed at job completion

Date: _____
Repair Job #: _____

Building Name: GOLDEN BEACH CIVIC CTR
Street Address: 100 Ocean Blvd
City State, Zip: Golden Beach, FL 33160

Dear ,

Thank you for allowing us the opportunity to perform the repair job listed above.
We have completed the work as outlined in job #_____ and the unit is now up and running. You will receive a final bill for this work shortly.

We hope your experience was exceptional and look forward to serving you in the future. If you have any questions about the repair work or your service agreement, please check one of the boxes under "Follow-Up Request" and the appropriate person will contact you soon.

Customer Representative

Customer Name: _____
Print or Type Name

Customer Signature: _____
Signature of Authorized Individual

Title: _____
Print or Type Title

Date: _____
Date of acceptance

Customer Email: _____
Customer Email

TK Elevator Representative

Name: Skylar Visser
Print or Type Name

Signature: _____
Signature of Authorized Individual

Title: SR ACCOUNT MANAGER
Print or Type Title

Date: _____

Follow Up Request

If you would like a manager or department representative to contact you, please check one of the following:

- ☐ Sales Department
- ☐ Branch Manager
- ☐ Service Department
- ☐ Repair Department

Phone Number

Comments:

Gold Service Agreement

GOLDEN BEACH CIVIC CENTER

October 24, 2023

Purchaser:	Town Of Golden Beach	Location:	GOLDEN BEACH CIVIC CENTER
Address:	1 Golden Beach Dr Golden Beach, FL 33160-2258	Address:	1 Golden Beach Dr Golden Beach, FL 33160-2258

TK Elevator Corporation ("TK Elevator Corporation," "TK Elevator," "we," "us," and "our"), agrees with Purchaser ("Purchaser," "you," and "your"), to maintain the equipment described below in accordance with the terms and conditions of this agreement ("the Agreement") with the goal of maximizing its performance, safety, and life span. TK Elevator and Purchaser may hereinafter be referred to individually as a "Party" or collectively as the "Parties."

Equipment to be Maintained

This Agreement covers the units described in the table below (individually a "Unit" or collectively the "Units").

Equipment Type	Nickname	Stops	Controller Manufacturer	MAX Eligible
MRL(Traction)		3	thyssenkrupp Elevator	Yes
MRL(Traction)		3	thyssenkrupp Elevator	Yes

Scope of Work

Service Visits

TK Elevator will visit the Units described above to examine, maintain, adjust and lubricate the equipment covered by this Agreement as necessary to promote the proper operation of those Units and will repair or replace any covered components if the repair or replacement is, in TK Elevator's sole opinion, necessitated by normal wear and tear or is not otherwise excluded by this Agreement ("Service Visits"). These Service Visits will be performed Monday to Friday, 8:00 AM to 4:30 PM except during scheduled holidays ("Regular Time"). All work performed before or after Regular Time shall be considered overtime ("Overtime").

TK Elevator will examine covered parts and components of the Unit(s) including:

- Control and landing positioning systems
- Signal fixtures
- Machines, Drives, Power units, pumps, valves, and above-ground jacks
- Car and hoistway door operating devices and door protection equipment
- Loadweighers
- Safety mechanisms

In order to ensure optimum operation, TK Elevator will also:

- Lubricate covered parts and components for smooth and efficient performance
- Adjust covered parts and components to promote safe operation

Service Visits Include TK Elevator's Maintenance Control Program

TK Elevator performs all work covered by this Agreement in accordance with the version of ASME A17.1 that is, according to the relevant authority having jurisdiction, applicable to the Unit(s) at the time the Agreement is first fully

executed by both Parties. Section 8.6 of that code currently requires Unit owners to have a Maintenance Control Program ("MCP"). TK Elevator's MCP meets or exceeds section 8.6 of that code. Our MCP incorporates TK Elevator's Basic Elevator and Escalator Procedures Manual listing the processes we follow when performing those maintenance, repair, replacement and testing services that are specifically described as included in this Agreement. Our MCP also includes TK Elevator's Maintenance Tasks & Records documentation to record the performance of those tasks. This Agreement does not include any work mandated as a consequence of changes to that code after this Agreement is executed.

Service Requests
This Agreement also includes the dispatch of our technician to address minor adjustments to, and the release of any entrapped passengers from, a Unit during Regular Time ("Service Requests"). Service Requests may be made from one or more of the following: you or your representative, the building or building's representative, emergency personnel, and/or passengers through the Unit's communication device and/or from any applicable remote monitoring device attached to the Unit if monitored by TK Elevator.

We will respond to Service Requests during Regular Time, as defined above, at no additional charge.

Overtime Service Requests are those Service Requests performed in whole or in part before or after Regular Time ("Overtime Service Requests"). On all Overtime Service Requests, you will be responsible for all labor costs including travel time, travel expenses, and time spent on the job. Such costs will be invoiced at our standard Overtime billing rates.

Testing

Equipment Testing
This agreement includes only the following tests:

- those annual and five (5) year safety tests for your traction Units covered by this Agreement

Should your Unit(s) require any additional type of equipment testing as required by any applicable law and/or code, we will provide you with a separate written estimate that includes the cost of any associated labor and/or material(s).

Should your Unit(s) require any safety tests as mandated by any applicable law and/or code on the commencement date of this Agreement, TK Elevator assumes no responsibility for the day-to-day operation of the governor or safeties on applicable traction elevators, or the hydraulic system on applicable hydraulic elevators under the terms of this Agreement until the test has been completed and the Unit has passed. Should the respective Unit fail any of those tests, it shall be solely your responsibility to make necessary repairs and place the Units in a condition that we deem acceptable for further coverage under the terms of this Agreement. Because the performance of any safety test places the Unit under extreme conditions that are outside of the Unit's normal operating parameters, you agree that TK Elevator shall not be liable for any damage to the building structure or the Unit(s) resulting from the performance of any safety tests we perform at any time under this Agreement.

Should your jurisdiction require the presence of either the applicable authority having jurisdiction or a third party witness at the time of testing, you agree to pay for any costs of that individual along with any inspection/coordination fees.

Firefighters' Service Testing
Should your Unit(s) be equipped with a phase I and phase II firefighters' service feature, all testing, record-keeping and record storage obligations associated with that feature that are required by any applicable law or code are expressly excluded from this Agreement and shall remain solely your responsibility to satisfy. The first time that your testing of that feature following the full execution of this Agreement reveals that it is not operating properly, you shall immediately remove the Unit from operation, immediately notify TK Elevator of the condition, and agree to remain responsible for all costs associated with any repairs necessary to return that feature to full and proper operation in accordance with any applicable law or code.

Exclusions

Service Visits, Service Requests, and Overtime Service Requests do not include: the removal or retrieval of items unrelated to the operation of the Unit(s) from the pit, machine room, or hoistway; the dispatching of any technician that results in the discovery by that technician that the Unit is either functioning on independent service or firefighters' service or that the Unit is operating properly but the stop button or stop function has been engaged by others; any request or obligation to address any condition associated with a part or component specifically excluded or not covered elsewhere in this Agreement; and/or any request or obligation to service, repair, replace any components or address any condition caused in whole or in part by any one or more of the following: anyone's abuse, misuse and/or vandalism of the equipment; anyone's negligence in connection with the use or operation of the equipment; dust or debris; any loss of power, power fluctuations, power failure, or power surges that in any way affect the operation of the equipment; oxidization, rust, or other conditions caused in whole or in part by the environment in which the affected component is located; fire, smoke, explosions, water, storms, wind, and/or lightning; any acts of God; acts of civil or military authorities, strikes, lockouts, other labor disputes, riot, civil commotion, war, malicious mischief, or theft; or any other reason or cause beyond our control that affects the use or operation of the Unit ("Billable Work"). On all Billable Work you will be solely responsible for the cost of all parts or materials along with all labor invoiced at TK Elevator's standard billing rates (whether Regular Time or Overtime depending on when the Billable Work is performed) including travel time (calculated roundtrip from the dispatching location to the Unit location and return), travel expenses, and time spent on the job.

In addition to the Billable Work described above, we also do not cover (A) the examination, maintenance, adjustment, refinishing, repair or replacement of the following components and/or systems: any cosmetic, construction, or ancillary components of the elevator or escalator system, including the cab enclosure, ceiling frames, panels, and/or fixtures, hoistway door panels, door frames, swing door hinges and closing devices, sills, car flooring, floor covering, lighting fixtures, ceiling light bulbs and tubes, balustrades, and wellway enclosures; any electrical components including main line power switches, breaker(s) or feeders to controller; sealed machine bearings; any below-ground or partially unexposed components of any hydraulic elevator system including, but not limited to, jack/cylinder, piston, PVC and/or other protective material of any type or kind; any below-ground or partially unexposed piping of any type or kind; any signage of any type or kind including but not limited to, signs, placards, and/or braille; any fire-suppression or fire-detection equipment of any type or kind including, but not limited to, smoke detectors, fire sensors, and/or sprinklers and associated piping; any communication, security, entertainment, and/or advertising devices including, but not limited to, kiosks or touchscreen displays and/or card readers; any batteries for emergency lighting and emergency lowering; or any environmental control devices including, but not limited to, air conditioners, heaters, ventilation fans, humidifiers, de-humidifiers, and/or pit or sump pumps; or (B) the repair, refurbishing, rebuilding, and/or replacement of any motor generators; or (C) the replacement or alignment of elevator guide rails; or (D) any other items or tasks specifically excluded elsewhere in this Agreement. This Agreement further excludes the replacement of any wire hoist ropes.

With the passage of time, equipment technology and designs will change. If (1) any part or component of your equipment covered under this Agreement cannot, in TK Elevator's sole opinion, be safely repaired and (2) a brand new direct replacement is no longer in stock and readily available from the Original Equipment Manufacturer ("OEM"), that part or component shall be considered obsolete, regardless of whether it can be custom-made, fabricated or acquired at any price or whether or not a refurbished or reconditioned version is available from anyone. You will be responsible for all charges associated with replacing that obsolete part or component as well as all charges required to ensure that the remainder of the equipment associated with that Unit is functionally compatible with that replacement part or component

In addition, we will not be required to make any changes or recommendations in the existing design or function of the Unit(s) nor will we be obligated to install new attachments or parts upon the equipment as recommended or directed by insurance companies, governmental agencies or authorities, or any other third party.

Should Purchaser elect to modernize any Unit described in this Agreement during the original or any renewal term of this Agreement, Purchaser agrees to provide TK Elevator with the modernization proposals prepared by any other vendor and at least fourteen (14) calendars days thereafter to both evaluate such proposals and, at TK Elevator's sole option, make its own proposal to Purchaser. Should Purchaser thereafter elect to accept the proposal of another

vendor, the Parties agree that the current term of this Agreement applicable to the Units that are the subject of such modernization shall be frozen until the modernization work is complete and TK Elevator has inspected such work and deemed the modernized Unit acceptable for service under the terms of this Agreement. In the event such Unit is not, in TK Elevator's sole opinion, acceptable for service under the terms of this Agreement, TKE will submit a written proposal to Purchaser to address the items in question at an additional cost. Should Purchaser decline that proposal, TKE retains the right to remove the Unit from the Agreement and adjust the price accordingly or cancel the Agreement if the proposal affects all Units that are the subject of the Agreement.

Digital Customer Experience

MAX - Digital Maintenance

MAX is a cloud-based Internet of Things ("IOT") platform that we, at our election, may connect to your Unit(s) by installing a remote-monitoring device (a "Device"). Purchaser consents and authorizes TK Elevator to (1) access Purchaser's premises to install a Device to the Unit(s) and thereafter maintain and/or repair the Device(s) and (2) to collect, store, maintain, own, use, delete, and/or destroy any or all of the data generated by the Device(s). Any Device, once installed, is not intended, nor should it be considered, as a fixture. Instead, TK Elevator shall retain the right to remove the Device from any Unit(s) and/or cease any data collection and/or analysis at any time at its sole discretion. Moreover, TK Elevator shall retain the exclusive right and ability to, at its sole discretion, remove, delete and/or destroy all associated data generated from the Device(s). Because the Device contains trade secrets belonging to TK Elevator and is being installed for the sole use and benefit of our personnel, Purchaser agrees not to permit Purchaser's own personnel or any third parties to use, access, tamper with, relocate, copy, alter, destroy, disassemble or reverse engineer the Device or its data. The installation of any Device on a Unit shall not confer any rights or operate as an assignment or license to you of any patents, copyrights or trade secrets with respect to the Device and/or any software contained or embedded therein or that it utilizes/utilized in connection with the collection, monitoring and/or analysis of data.

With a MAX device connected to your equipment, at no additional charge, information obtained via machine learning may be sent to our technicians to promote early diagnosis, faster fixes and reduced downtime.

TK Elevator offers an additional menu of services available as outlined in the attached MAX Exhibit for your consideration and acceptance at an additional fee. The services you select will be governed by the terms and conditions of this Agreement to the extent that they do not conflict with the terms and conditions of the MAX Exhibit. In the event of a conflict, the terms and conditions of the MAX Exhibit will exclusively govern the subject matter of those terms and conditions.

Customer Web Portal and Mobile App

TK Elevator provides a web-based customer portal (the "CP") and mobile application (the "App") which, following the effective date of this Agreement, may contain certain maintenance and service call data associated with the Unit(s). To the extent applicable, TK Elevator will provide Purchaser with a user name and password to access the CP and App platforms. Purchaser shall, at its sole cost, provide and ensure the functioning integrity of its own hardware, software and internet connection necessary to access the CP and App. To the extent applicable, TK Elevator reserves the right to restrict Purchaser's access to the CP and App if any of Purchaser's accounts with TK Elevator has an outstanding unpaid balance greater than 30 days or in the event of anticipated or pending litigation of any kind. TK Elevator reserves the right to discontinue the CP and App altogether at its sole discretion and without notice to Purchaser and Purchaser expressly agrees to release TK Elevator from any and all claims of any type or kind arising out of or related to that discontinuation.

TK Elevator Communications

You may supplement this Agreement with an additional suite of services through our TK Elevator Communications call center at an additional fee contingent upon your agreement to all of the terms and conditions as set forth in the attached exhibit entitled "TK Elevator Communications Services." These additional available services involve the provision of 24/7/365 monitoring of your Units' code-compliant and compatible emergency telephone and in-cab video and text communication equipment (the "Communication Equipment"), the dispatch of a TK Elevator technician or emergency personnel under certain circumstances, the provision of a cellular connection for that Communication Equipment, and limited repair/replacement coverage for that Communication Equipment which is otherwise excluded from this Agreement.

Gold Service Agreement

The suite of services that you select, if any, from the attached MAX Exhibit and from the attached TK ELEVATOR COMMUNICATIONS SERVICES Exhibit will hereinafter be referred to as the "Digital Service Package" and shall be (1) provided in accordance with the terms and conditions of both this Agreement and those found in those Exhibits and (2) billed as a separate line item from all other scopes of work specifically provided for by TK Elevator under this Agreement (the "Gold Services").

Contract Term, Price, Available Discounts & Payment

Term

This Agreement is effective for 60 months starting 12 months after the signed date of the Final Acceptance Form for each Unit and is non-cancellable. To ensure continuous service, this Agreement will be automatically renewed for successive 12-month periods unless either Party timely serves written notice on the other Party of its intention to cancel at least 90-Days but not more than 120 days before the end of the initial 60-month period or at least 90-Days before the end of any subsequent 12-month renewal period. Notice shall be sent by certified mail, return receipt requested to the TK Elevator office address found in this Agreement. Time is of the essence.

Price

The price for the Gold Services provided pursuant to this Agreement shall be $940.00 per month, inclusive of all applicable sales and use taxes, before the application of any discounts as described below and any adjustments as described elsewhere in this Agreement. Once accepted, those applicable discounts will be applied throughout the life of this agreement.

Payment Plan

Billing Frequency	Discount %	Monthly Discount $	Initial to Select
Annual	4%	$37.6	
Semi Annual	2%	$18.8	
Quarterly	No Change	$0	Current Selection

Contract Term

Extended Term (Years)	Discount %	Monthly Discount $	Initial to Select
Seven (7)	2%	$18.8	
Ten (10)	4%	$37.6	
Fifteen (15)	8%	$75.2	

You shall receive a single invoice outlining all charges under this Agreement. That invoice shall consist of multiple line items. The first line item of the invoice shall memorialize the cost of the Gold Services you shall receive under this Agreement. The next line item of the invoice shall memorialize the separate price of the Digital Service Package you selected as part of this Agreement in accordance with the attached Exhibit(s). Please note that the Digital Service Package you selected is not subject to any discounts.

We reserve the right to annually increase all charges under this Agreement five percent plus an additional amount resulting from any increase of any of TK Elevator's expenses relating to one or more of the following categories during the preceding calendar year: labor, employment benefits, materials, tools, vehicles, fuel, rent, internet and/or communication access, data storage, utilities, logistics/shipping, waste disposal, taxes, tariffs, and any governmentally-imposed charges.

Payment

Payments are due upon receipt of each of your TK Elevator invoices. If you do not timely pay any sum due to TK Elevator related to your Units described in this Agreement, regardless of whether it is billed pursuant to this Agreement or any other agreement with us, within the stipulated payment term calculated from the billing date, we may also choose to do one or more of the following:

- deem that you have permanently forfeited any discounts you may be entitled to associated with your payment plan/billing frequency for this Agreement, and/or
- suspend all services until all amounts due have been paid in full, and/or
- declare all sums for the unexpired term of this Agreement due immediately as liquidated damages and terminate our obligations under this Agreement

A service charge of the highest rate allowed by law shall apply to all overdue accounts you have with TK Elevator that are in any way related to any of the Unit(s) described in this Agreement. If TK Elevator elects to suspend service, we shall not be responsible for personal injury, death, damage to property (including damage to the Units) or losses of any other type or kind that is in any way related to TK Elevator's suspension of service. Upon resumption of service, you will be responsible for payment to TK Elevator for all costs we incur that result from our suspension of service and to remedy any damage caused to your equipment during that time. Time is of the essence.

TK Elevator reserves the right to assign payments owed to TK Elevator under this Agreement. If for any reason this Agreement is terminated prior to the end of the current term, a condition of such termination shall be that you agree to pay us the full amount of the any discount you received during the initial and any subsequent term. This is in addition to and not in lieu of any other rights or remedies we may have under this Agreement and the law.

Purchaser's Responsibilities

You agree to instruct or warn passengers in the proper use of the Unit(s) and to keep them under continued surveillance by competent personnel to detect irregularities between our examinations. You agree to immediately report any condition that may indicate the need for correction before the next regular examination. You agree to immediately shut down the Unit(s) upon manifestation of any irregularities in either the operation or the appearance of the Unit(s), to immediately notify us, and to keep the Unit(s) shut down until the completion of any repairs. Under those circumstances you agree not to re-set the mainline disconnect. In the event of a Service Request where our technician finds that the mainline disconnect has been reset, you agree that you will be responsible for all labor costs associated with that Service Request invoiced at TK Elevator's standard billing rates (whether Regular Time or Overtime depending on when we respond to that Service Request) including travel time (calculated roundtrip from the dispatching location to the Unit location and return), travel expenses, and time spent on the job. You agree to give us immediate verbal notice and written notice within ten (10) days after any occurrence or accident in or about the Unit(s). You agree to provide our personnel with a safe place to work. You agree to provide a suitable machine room, including secured doors, waterproofing, lighting, ventilation, and appropriate air temperature control to maintain that room at a temperature between 50°F and 90°F, with relative humidity less than 95% non-condensing at all times. You agree to provide properly maintained and functioning mainline disconnect(s). You agree to maintain the elevator pit in a dry condition at all times. Should water or other liquids become present, you are responsible for the cost associated with the removal and the proper handling of such liquids. You agree that if TK Elevator's inspection of a Unit serviced under this Agreement reveals an operational problem which, in TK Elevator's sole judgment, jeopardizes the safety of the riding public, TK Elevator may shut down the Unit until such time as the operational problem is resolved. In that event, TK Elevator will immediately advise you in writing of such action, the reason for such action, and whether any proposed solution is covered by the terms of this Agreement.

TK Elevator assumes no responsibility for any part of the Unit(s) except that upon which work has been performed under this Agreement. No work, service, examination or liability on the part of TK Elevator other than that specifically mentioned herein is included or intended. It is agreed that TK Elevator does not assume possession or control of any part of the Unit(s) and that such remains Purchaser's exclusively as owner, lessor, lessee, possessor, or manager thereof.

We reserve the right to discontinue work in the building whenever, in our sole opinion, our personnel do not have a safe place to work. For safety reasons, you agree not to permit others to make alterations, additions, adjustments, or repairs or replace any component or part of the Unit(s) during the term of this Agreement. You agree to accept our judgment as to the means and methods employed by us for any corrective work under this Agreement.

Upon the commencement of this Agreement and as a condition of TK Elevator's performance of its obligations, Purchaser shall provide any wiring diagrams, manuals, special tools, monitoring devices, software, hardware or any other items designed to work with, diagnose, service, or repair the Unit(s) (1) as originally supplied by the OEM with the installation or (2) solely available to Purchaser from the OEM.

Some equipment covered by this Agreement may be encoded with serialized onboard diagnostics or other closely held diagnostic intelligence. In the event that the cause of a shutdown or other equipment issue cannot be diagnosed and/or resolved without enlisting the OEM's assistance, Purchaser agrees to obtain the assistance of the OEM and

TK Elevator agrees to reimburse you for that expense, provided that it does not exceed the total monthly service fee divided by the number of Units covered under this Agreement. Any fees in excess of that figure shall be exclusively the Purchaser's responsibility.

Since TK Elevator's top priority is the satisfaction of its customers, if you should have any concern(s) with our performance or the means and methods used to meet our obligations under this Agreement, you agree to provide us with written notice of that concern and give us thirty (30) days to respond either in writing or commence action to appropriately resolve it.

In the event of the sale, lease or other transfer of the ownership of the premises in which the Unit(s) described herein are located, you agree to see that such transferee is made aware of this Agreement and agrees to assume and/or be bound by the conditions hereof for the balance of the unexpired term of this Agreement. Should the transferee fail to assume this Agreement, you shall remain liable for all unpaid amounts, including those owed for the balance of the current unexpired term of this Agreement.

Unless this Agreement expressly includes, or is later amended to include, TK Elevator Communications Phone Monitoring Service or Multimedia Monitoring Service as described in the exhibit hereto, this Agreement expressly excludes any materials, labor and/or services involving or related to either the monitoring of or provision of a response to any communications initiated from any Communication Equipment installed within the Unit(s) and Purchaser remains solely responsible for contracting with a separate vendor to monitor and respond to such communications in accordance with all applicable codes, statutes and/or laws.

You expressly agree to release and discharge us and our employees for any and all claims and/or losses of any type or kind (including but not limited to personal injury, death and property damage, specifically including damage to the property which is the subject matter of this Agreement) (1) associated with any components excluded in this Agreement or (2) associated with any Billable Work or (3) caused in whole or in part by reason(s) outside of our control. TK Elevator shall also automatically receive an extension of time commensurate with any delay in performance caused by or related to the aforementioned.

TO THE FULLEST EXTENT PERMITTED BY APPLICABLE LAW, TK ELEVATOR EXPRESSLY DISCLAIMS ALL WARRANTIES, WHETHER EXPRESS, IMPLIED, STATUTORY OR OTHERWISE WITH RESPECT TO ANY OR ALL OF THE PARTS, PLATFORMS (INCLUDING BUT NOT LIMITED TO CP, APP AND MAX) AND/OR SERVICES CONTEMPLATED BY THIS AGREEMENT INCLUDING ALL IMPLIED WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, TITLE AND NON-INFRINGEMENT, AND WARRANTIES THAT MAY ARISE OUT OF COURSE OF DEALING, COURSE OF PERFORMANCE, USAGE OR TRADE PRACTICE. WITHOUT LIMITATION TO THE FOREGOING, TK ELEVATOR PROVIDES NO WARRANTY OR UNDERTAKING, AND MAKES NO REPRESENTATION OF ANY KIND THAT THE PARTS, PLATFORMS AND/OR SERVICES CONTEMPLATED BY THIS AGREEMENT WILL BE ACCESSIBLE TO CUSTOMER, ACHIEVES ANY INTENDED RESULTS, MEETS CUSTOMER'S REQUIREMENTS, OPERATES WITHOUT INTERRUPTION, MEETS ANY PERFORMANCE OR RELIABILITY STANDARDS OR BE ERROR FREE OR THAT ANY ERRORS OR DEFECTS CAN OR WILL BE CORRECTED. TO THE FULLEST EXTENT PERMITTED BY APPLICABLE LAW, IN NO EVENT WILL TK ELEVATOR OR ITS AFFILIATES, BE LIABLE TO THE CUSTOMER OR ANY THIRD PARTY FOR ANY USE, INTERRUPTION, DELAY OR INABILITY TO USE THE UNIT(S), PARTS, PLATFORMS AND/OR SERVICES OR FOR THE ACT OF ANY THIRD PARTY RELATED THERETO, INCLUDING BUT NOT LIMITED TO THE INCORPORTATION OF A VIRUS, SPYWARE OR ANY OTHER MALICIOUS PROGRAM INTO THE PURCHASER'S SOFTWARE OR HARDWARE OR PLATFORM.

In consideration of TK Elevator performing the services herein specified, you expressly agree, to the fullest extent permitted by law, to indemnify, defend, save harmless, discharge, release and forever acquit TK Elevator Corporation, our employees, officers, agents, affiliates, and subsidiaries from and against any and all claims, demands, suits, and proceedings brought against TK Elevator, our employees, officers, agents, affiliates and subsidiaries for loss, property damage (including damage to the Unit(s) which are the subject matter of this Agreement), personal injury or death that are alleged to have been caused by the Purchaser or any others in connection with the presence, use, misuse, maintenance, installation, removal, manufacture, design, operation or condition of the Unit(s) covered by this Agreement, or the associated areas surrounding such equipment. Your duty to indemnify does not apply to the extent

that the loss, property damage (including damage to the equipment which is the subject matter of this Agreement), personal injury or death is determined to be caused by or resulting from the negligence of TK Elevator and/or our employees. You recognize that your duty to defend TK Elevator under this clause is broader than your duty to indemnify and includes payment of all attorney's fees, court costs, judgments, settlements, interest and any other expenses of litigation arising out of such claims or lawsuits.

You expressly agree to name TK Elevator Corporation along with its officers, agents, affiliates and subsidiaries as additional insureds in your liability and any excess (umbrella) liability insurance policy(ies). Such insurance must insure TK Elevator Corporation, along with its officers, agents, affiliates and subsidiaries for those claims and/or losses referenced in the above paragraph, and for claims and/or or losses arising from the sole negligence or responsibility of TK Elevator Corporation and/or its officers, agents, affiliates and subsidiaries. Such insurance must specify that its coverage is primary and non-contributory. You hereby waive the right of subrogation.

In no event shall TK Elevator's liability for damages arising out of this Agreement exceed the remaining unpaid installments of the current, unexpired term of this Agreement.

You expressly agree to release and discharge TK Elevator from any and all claims for consequential, special or indirect damages arising out of the performance of this Agreement.

In the event an attorney is retained to enforce, construe or defend any of the terms and conditions of this Agreement or to collect any monies due hereunder the prevailing Party shall be entitled to recover all costs and reasonable attorney's fees.

You hereby waive trial by jury. You agree that this Agreement and the rights and duties of the Parties hereunder shall be construed and enforced in accordance with, and governed by, the laws of the State of Florida. You further agree that venue for any action, whether at law or equity, arising out of this Agreement shall exclusively be Miami-Dade County, Florida. You consent to the jurisdiction of the courts, both state and federal, of Miami-Dade County, Florida for any action arising out of this Agreement.

In the event any portion of this Agreement is deemed invalid or unenforceable by a court of law, public policy or statute, such finding shall not affect the validity or enforceability of any other portion of this Agreement.

Our rights under this Agreement shall be cumulative and our failure to exercise any rights given hereunder shall not operate to forfeit or waive any of said rights and any extension, indulgence or change by us in the method, mode or manner of payment or any of its other rights shall not be construed as a waiver of any of its rights under this Agreement.

Water Damage Exclusion Provision:

The Parties to this Elevator Maintenance Contract hereby acknowledge that, on April 12, 2023, the elevator equipment was subject to substantial water damage. As a result, this clause serves to exclude coverage for any materials, components, or parts within the elevator system that show signs of damage

Gold Service Agreement

Acceptance

Until executed by both Parties this Agreement is a proposal that shall only remain available for acceptance for a period of sixty (60) calendar days from the date appearing on the first page of this document unless revoked by TK Elevator earlier in writing to Purchaser. Your acceptance of this Agreement and its approval by an authorized manager of TK Elevator will constitute exclusively and entirely the agreement for the services herein described. All other prior representations or agreements, whether written or verbal, will be deemed to be merged herein and no other changes in or additions to this Agreement will be recognized unless made in writing and properly executed by both Parties. Should your acceptance be in the form of a purchase order or other similar document, the provisions of this Agreement will exclusively govern the Parties' responsibilities. No agent or employee of TK Elevator shall have the authority to waive or modify any of the terms of this Agreement without the express prior written approval of an authorized TK Elevator manager.

Town Of Golden Beach (Purchaser):	TK Elevator Corporation Management Approval
By: Alonzo B.	By:
(Signature of Authorized Individual)	(Signature of Branch Representative)
ALEXANDER DIAZ	Felipe Vidal
(Print or Type Name)	Sales Manager
TOWN MANAGER	
(Print or Type Title)	
10/25/23	10/26/23
(Date of Acceptance)	(Date of Execution)

For inquiries regarding your contract or services provided by TK Elevator, please contact your local branch office:

7481 NW 66th St
Miami, FL 33166
305-592-7722

Thank you for choosing TK Elevator. We appreciate your business.

MIAMI BRANCH

Exhibit A

MAX

MAX is TK Elevator's smart, machine learning Internet of Things ("IoT") solution that has the ability to increase elevator availability and reduce out-of-service situations through real-time diagnostics. Connected 24/7/365, machine data covering topics such as door movements, trips, power-ups, car calls, and error codes is collected from MAX-connected elevators worldwide and is sent to the cloud. From there, depending on the menu of services you select below (a "Digital Service Package"), unique algorithms that are capable of analyzing that data and recognizing patterns to assist in computing the equipment's operation and providing precise and predictive diagnostics can be delivered to the technician in near real time, indicating where intervention is needed. The Digital Service Package you select will be governed by both the terms and conditions of the Agreement covering the Units described below and this MAX Exhibit and in the event that those terms conflict, the terms and conditions of this MAX Exhibit will exclusively govern the subject matter of those terms and conditions.

With MAX, we are able to offer the following Digital Service Packages with value-added features ("features") to your Agreement:

The (CHECK MARKS) below indicate which features are available in each of the individual Digital Service Packages.

	MAX Plus	MAX Pro	MAX Premium
IoT Connected with MAX Virtual Coach MAX device connected to Tk Elevator's IoT-based cloud enabling near real-time status and communication. Information obtained via machine learning is sent to our technician's mobile device with the service request to promote early diagnosis, faster fixes and reduced downtime.	✓	✓	✓
Email Notifications Stay informed of recent services provided via entries generated by our technicians available for your review in our customer web-based portal.	✓	✓	✓
Web Portal & Mobile App Secure access to your account including basic unit information and historical service information via web and native Android & iOS Apps.	✓	✓	✓
MAX Traffic Statistics Make smarter, data-driven decisions about your building by analyzing how elevator traffic changes over time in our customer web-based portal	✓	✓	✓
Real-Time Status and Failure Alerts Near real-time push notifications available via a mobile App or e-mail when a MAX-enabled unit shuts down and is returned to service.	✓	✓	✓
Auto Response / Dispatching As soon as our MAX technology verifies a failure we will immediately respond during Regular Time or seek your authorization to respond during Overtime to get your equipment back up and running.		✓	✓

Gold Service Agreement

	MAX Plus	MAX Pro	MAX Premium
No Charge Running on Arrival ("ROA") Guarantee Since we are monitoring your elevator's operation, we will not bill you if our technician is dispatched on regular time and finds the unit ROA or is on independent service, firefighters' service, or is the subject of an engaged stop button/feature.		✓	✓
MAX Team Monitoring The MAX Premium team of experts will perform a regular review of the traffic and service history, predictive analytics and other relevant data and insights to promote optimum uptime and recommendations to keep your building moving most efficiently.			✓
Predictive Intervention If during its review of traffic and service history, predictive analytics and other relevant data our MAX Premium team of experts recognizes what it believes to be a certain upcoming failure on a unit we will pre-emptively dispatch a technician to investigate and address the issue. These preventative actions taken before your elevator fails will increase your equipment's uptime and reduce inconvenience.			✓
Subscription Price per unit per month	**$16**	**$39.00**	**$100**

Price, Term and Your Digital Service Package
We have included the following Digital Service Package notated below for the selected units below for an additional price of **$78.00 per month which will be billed to you separately from the price of the Agreement.** The cost of your selected Digital Service Package is not subject to any discounts.

The Digital Service Package noted below will be provided to you on a month-to-month basis and may be substituted for another package or cancelled at any time with thirty (30) days prior written notice by either Party to the other.

Building Name	Equipment Type	Nickname	Stops	MAX Plus	MAX Pro	MAX Premium
GOLDEN BEACH CIVIC CENTER	MRL(Traction)		3		Current Selection	
GOLDEN BEACH CIVIC CENTER	MRL(Traction)		3		Current Selection	

Unless otherwise provided for in the Agreement, any Service Requests, repairs, or maintenance initiated by the Digital Service Package shall be performed during Regular Time.

As technology changes or enhancements to our Digital Service Packages become available, TK Elevator may, in its sole discretion, change any aspect of any feature on thirty (30) days written notice to Purchaser. Such changes can include, but would not be limited to, modifying, adding or eliminating content, access to information and/or reports, application support, operating system support and other aspects that TK Elevator may deem appropriate in its sole opinion.

Exhibit B

TK Elevator Communications

TK Elevator offers an additional suite of services through our TK Elevator Communications call center separate and apart from those services included with your Agreement. We have notated below each additional TK Elevator Communications Service that you have selected for each of the Units covered under your Agreement and the corresponding total price per month of those services per Unit.

Building Name	Equipment Type	Nickname	Phone Monitoring	Elevator Telephone #
GOLDEN BEACH CIVIC CENTER	MRL(Traction)		Current Selection	
GOLDEN BEACH CIVIC CENTER	MRL(Traction)		Current Selection	

Elevator telephone # is not required on units with MAX Link selected.

A description of each available TK Elevator Communications service and the additional applicable terms and conditions follow.

Phone Monitoring Service
"Phone Monitoring" is selected for specific Units in the chart above and we will provide 7 days per week, 24 hours per day, 365 days per year dispatching service, through its centralized TK Elevator Communications call center, for those specified units. The dispatching service will be provided for calls placed by Purchaser outside of Regular Time to the local TK Elevator branch office. We will also include telephone monitoring on all Units maintained under this Agreement that have operational telephone equipment capable of placing a call to that call center. Depending on the nature of the call and circumstances, TK Elevator's operators can call one or more of the following: Purchaser's Designated Contacts set forth below; Local Emergency Services at phone numbers provided by Purchaser below; and/or a local TK Elevator service technician to be dispatched to the location of the equipment. Calls cannot be placed to "9-1-1" as the centralized TK Elevator Communications call center does not have dialing access to local "9-1-1" numbers.

This Phone Monitoring Service specifically excludes any maintenance, repair or replacement of any type or kind of the Purchaser's telephone or other communication equipment. The Purchaser retains exclusive possession and control of its telephone and other communication equipment and is solely responsible for ensuring uninterrupted operation of that equipment so that it is continuously capable of placing a call to TK Elevator Communication's call center.

Terms and Conditions
Any of the services mentioned in this Exhibit shall be governed by both the terms and conditions of the Agreement covering the Unit(s) described in that Agreement and the terms and conditions of this Exhibit and in the event that those terms conflict, the terms and conditions of this Exhibit will exclusively govern the subject matter of those terms and conditions. Should the Agreement covering the Unit(s) be terminated for any reason by either Party then this Exhibit shall also be automatically terminated. In the event that this Exhibit is terminated for whatever reason, Purchaser agrees to immediately both transfer the connection of the communication equipment to an appropriate telephone service provider and also make arrangements with its replacement elevator service vendor to reprogram the communication equipment to initiate contact with a replacement call center.

Price
In light of the modifications to Agreement set forth above, you agree to an additional price of $0.00 per month which will be billed to you separately from the price of the Agreement (the "TK Elevator Communications Services Charge"). The cost of your selected TK Elevator Communications Services is not subject to any discounts.

Gold Service Agreement

TK Elevator Communications Contact Information - To Be Completed by Purchaser

Purchaser hereby acknowledges that as a condition precedent to TK Elevator's placement of calls to Purchaser's Designated Contacts and any Local Emergency Services under this Agreement, Purchaser must first complete all sections of the TK Elevator communications Contact Information section below. Purchaser further acknowledges that it is Purchaser's sole responsibility to advise TK Elevator immediately in writing of any changes to the information contained in this exhibit during the term of this Agreement. Purchaser acknowledges that no revision to that information will be made without TK Elevator first receiving such request in writing from Purchaser's authorized representative.

Under those circumstances where TK Elevator is unable to reach Purchaser's Designated Contacts, Purchaser hereby gives TK Elevator express permission to dispatch a TK Elevator service technician to the location of the equipment at Purchaser's expense in accordance with TK Elevator's applicable billing rates. Purchaser further agrees that TK Elevator does not assume any duty or responsibility to advise any caller, regardless of his or her location within or outside the elevator, to take or not take any specific action resulting from a medical or other emergency or any other situation including, but not limited to, entrapment of persons, evacuation, repair or return to service of any equipment.

In the event of an emergency, or perceived emergency, one or more of the following are to be Purchaser's Designated Contacts:

Contact Name	Title	Primary Telephone #	Secondary Telephone #
ALEXANDER DIAZ	TOWN MANAGER	(786) 236-4211	(305) 932-0744
LISSETT ROVIRA	MAINT. DIRECTOR	(305) 308-4063	" "
YOVANNY DIAZ	PD CAPTAIN	(305) 331-4491	" "
LEILA PEREZ	PD LIEUTENANT	(786) 859-5346	" "

In the event of an Emergency or perceived emergency, TK Elevator has the express permission to contact one or more of the following **(911 is not sufficient, local phone numbers are required)**:

Police Department: (305) 935-0940

Fire Department: (786) 331-5000 (STATION 10)

Special instructions/remarks:

In the event that a TK Elevator call center operator perceives that a call from within the elevator constitutes a medical or other emergency, Purchaser hereby gives TK Elevator the express permission to call Local Emergency Services at the telephone numbers provided above at TK Elevator's sole discretion. Under those circumstances, Purchaser agrees to pay all related charges for services provided by any Local Emergency Services in response to that call. Purchaser agrees that TK Elevator shall not be responsible for ensuring an appropriate (or any) response by Local Emergency Services to that call.

Customer Portal & Mobile App setup form

Name:			
Address: (if different from contract)			
City:			
State:			
Zip Code:			
Phone:			
Email:			
Subscribe to email notifications:	☐	☐	☐

TOWN OF GOLDEN BEACH

100 Ocean Boulevard
Golden Beach, FL 33160

M E M O R A N D U M

Date: November 17, 2026

Item Number: 6

To: Honorable Mayor Glenn Singer &
Town Council Members

From: Alexander Diaz,
Town Manager

Subject: **Resolution No. 3109.26 – Approving Change Orders from John Bell Construction for the Construction of the Wellness Center.**

Recommendation:

It is recommended that the Town Council adopt the attached Resolution No. 3109.26 as presented.

Background:

We are recommending approval of this Resolution to allow for the change orders attached.

Following the amendment of John Bell Construction's contract for the Wellness Center, the Town has been working closely with the contractor on an ongoing basis to address field conditions and project refinements necessary to bring the facility to completion. As part of this process, staff has been reviewing and approving change orders as required to maintain project momentum and avoid delays.

I am pleased to report that the Wellness Center project remains ahead of schedule. Accordingly, the attached change orders represent the next set of approved modifications since the contract amendment. These change orders are necessary to address project-specific conditions and ensure continued progress toward timely completion.

Staff respectfully request that the Town Council accept and approve the attached change orders. Moving forward, it is my intent to present to the Council at each regular meeting a summary of change orders approved in the period between Council meetings, so that the Council remains fully informed as the project advances.

Some of the change orders are procedural in nature and have no impact on the value of the contract (i.e. rain delays change order that call for possible extension of the contract end date, if needed).

Fiscal Impact:

Fund 330 will be used to fund these changes.

TOWN OF GOLDEN BEACH, FLORIDA

RESOLUTION NO. 3109.26

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF GOLDEN BEACH, FLORIDA, APPROVING ROLLING CHANGE ORDERS TO THE WELLNESS CENTER CONSTRUCTION AGREEMENT WITH JOHN BELL CONSTRUCTION, INC. FOR THE TOWN WELLNESS CENTER PROJECT; 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); 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 design changes and specifications required during the construction process, the Town Manager has approved Change Orders as presented in the attached Change Order Schedule; and

WHEREAS, the Town Manager will continue to bring to the Town Council Changes throughout the project, this being the next set of changes; and

WHEREAS, the Town Council wishes to accept and approve the changes presented by the Town Manager, adjust the Contract 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 Contract terms will remain the same.

Section 3. **Implementation.** The Mayor and Town Manager are hereby authorized to take all steps reasonably necessary to implement the rolling change orders to the Contract and this Resolution.

Section 5. **Effective Date.** That this Resolution shall be 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 17th day of November, 2026.

_____
MAYOR GLENN SINGER

ATTEST:

_____
LISSETTE PEREZ
TOWN CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

_____
STEPHEN J. HELFMAN
TOWN ATTORNEY

CHANGE ORDER LOG

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

JOHN BELL CONSTRUCTION

CO #	PCO #	Description	Amount	Approved Amount	Date Sent	Approval Date	Duration	Status
VOID	*PCO #001*	*Piles per latest Geotechnical Report 03/24/25 Rev.1*	*$ 96,057.00*	*$ -*	*5/2/2025*			*VOID*
CO #001	PCO #001.1	Piles per latest Geotechnical Report 06/14/25 Rev.2	$ 24,464.70	$ 24,464.70	6/25/2025	7/15/2025	0 days	Approved
Separate Contract	PCO #002	Civil / Sitework (work not in base bid)	$ -	$ -			120 days	Sent As Proposal
Not Awarded	*PCO #003*	*Playground*	*$ -*	*$ -*				*NOT AWARDED*
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	9/5/2025	9/11/2025	5 days	Approved
CO #004	PCO #007	Rush Conflict with Underground Utilities	$ 33,784.20	$ 33,784.20	9/6/2025	9/11/2025	5 days	Approved
CO #005	PCO #008	Grout Pile Overages	$ 23,049.00	$ 23,049.00	9/7/2025	9/11/2025	5 days	Approved
VOID	*PCO #009*	*Access Control*	*$ 105,652.12*	*$ -*	*11/26/2025*		*10 days*	*VOID*
VOID	*PCO #009.1*	*Access Control Rev.1*	*$ 46,143.59*	*$ -*	*1/12/2026*		*10 days*	*VOID*
CO #017	PCO #009.2	Access Control Rev. 2	$ 26,725.21	$ 26,725.21	1/26/2026	1/26/2026	10 days	Approved
CO #019	PCO #010	Elevator Pit Liquid Applied Water Proofing	$ 5,265.00	$ 5,265.00	3/17/2026	3/25/2026	5 days	Approved
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	$ 19,896.45	11/26/2025	12/17/2025	0 days	Approved
VOID	*PCO #017*	*CCTV*	*$ 133,740.48*	*$ -*	*11/26/2025*		*0 days*	*VOID- Included in LV Separate Contract*
VOID	*PCO #017.1*	*CCTV*	*$ 83,617.68*	*$ -*	*2/12/2026*		*5 days*	*VOID- Included in LV Separate Contract*
	PCO #018	Permit Fees Reimbursement	$ -	$ -				Pending JBC Pricing at Final
CO #020	PCO #019	Beam for Storefront 1st Floor	$ 24,394.50	$ 24,394.50	1/29/2026	3/25/2026	5 days	Approved
CO #013	PCO #020	Additional Plumbing Drains	$ 16,614.00	$ 16,614.00	12/12/2025	12/18/2025	5 days	Approved
CO #021	PCO #021	Additional Stair Lighting - RFI #25	$ 37,264.50	$ 37,264.50	12/17/2025	3/25/2026	5 days	Approved
CO #010	PCO #022	Rain Delays	$ -	$ -	12/12/2025	12/18/2025	2 days	Approved
Separate Contract	PCO #023	Padel & Basketball Courts	$ -	$ -				Sent As Proposal
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
CO #022	PCO #026	Rain Delays	$ -	$ -	1/16/2026	3/25/2026	1 day	Approved
CO #016	PCO #027	Rain Delays	$ -	$ -	1/23/2026	1/26/2026	1 day	Approved
CO #023	PCO #028	Rain Delays	$ -	$ -	1/30/2026	3/25/2026	1 day	Approved
VOID	*PCO #029*	*Exterior Wall 2nd Floor*	*$ 32,350.50*	*$ -*	*4/1/2026*		*5 days*	*VOID*
CO #032	PCO #029.1	Exterior Wall 2nd Floor Rev.1	$ 28,454.40	$ 28,454.40	4/27/2026	6/3/2026	0 days	Approved
CO #033	PCO #030	Fire Sprinkler Exterior Work	$ 60,417.63	$ 60,417.63	4/20/2026	6/3/2026	5 days	Approved
VOID	*PCO #031*	*Flooring Scope Changes*	*$ 23,165.84*		*7/31/2026*		*5 days*	*VOID (130k CREDIT TO BE USED)*
CO #024	PCO #032	Elevator Electrical Additions	$ 9,471.15	$ 9,471.15	2/24/2026	3/25/2026	5 days	Approved
VOID	*PCO #033*	*Plumbing Fixtures*	*$ 23,295.71*	*$ -*			*5 days*	*VOID*
CO #025	PCO #033.1	Plumbing Fixtures Revised	$ 11,647.86	$ 11,647.86	3/17/2026	3/25/2026	5 days	Approved
CO #026	PCO #034	Rain Delays	$ -	$ -	3/20/2026	3/25/2026	2 days	Approved
CO #027	PCO #035	Int. & Ext. Doors Change in Scope	$ 24,968.75	$ 24,968.75	4/20/2026	4/23/2026	5 days	Approved

VOID	*PCO #036*	*VOID- combined into PCO #48*		*$ -*				*VOID- combined into PCO #48*
VOID	*PCO #037*	*VOID- combined into PCO #48*		*$ -*				*VOID- combined into PCO #48*
VOID	*PCO #038*	*VOID*		*$ -*				*VOID*
VOID	*PCO #039*	*Roof Enclosure Change*						*VOID*
VOID	*PCO #040*	*Stamped Concrete at Exterior- Combined into Civil proposal*		*$ -*				*VOID- combined into Civil proposal*
Separate Contract	PCO #041	Landscaping & Irrigation						Sent As Proposal
VOID	*PCO #042*	*VOID*		*$ -*				*VOID*
VOID	*PCO #043*	*Operable Wall Partition Changes - JBC NOT CHARGING FOR THIS*		*$ -*				*VOID- JBC DID NOT CHARGE FOR THIS*
VOID	*PCO #044*	*Window Roller Shades Adjustments - JBC NOT CHARGING FOR THIS*		*$ -*				*VOID- JBC DID NOT CHARGE FOR THIS*
VOID	*PCO #045*	*Low Voltage*	*$ 229,925.23*	*$ -*	*4/2/2026*		*20 days*	*VOID*
VOID	*PCO #045.1*	*Low Voltage Rev.1*	*$ 382,067.77*	*$ -*	*4/15/2026*		*20 days*	*VOID*
Separate Contract	PCO #045.2	Low Voltage Rev.2	$ 259,657.14		4/23/2026		20 days	Sent As Proposal
CO#29	PCO #046	Bathroom Accessories	$ 17,443.12	$ 17,443.12	4/15/2026	4/23/2026	2 days	Approved
CO#30	PCO #047	Brass Inlay Lettering	$ 7,776.99	$ 7,776.99	4/20/2026	4/23/2026	2 days	Approved
CO#31	PCO #048	Revision 15 Changes	$ 144,960.87	$ 144,960.87	4/24/2026	5/19/2026	20 days	Approved
Separate Contract	PCO #049	Site Lighting	$ 162,483.75		5/6/2026		10 days	Sent As Proposal
CO#34	*PCO #050*	*Credit for Gravity Wall*	*$ (100,000.00)*	*$ (100,000.00)*	*6/8/2026*	*6/8/2026*		*VOID*
CO#35	*PCO #051*	*Credit for Diagonal Tubes*	*$ (30,000.00)*	*$ (30,000.00)*	*6/8/2026*	*6/8/2026*		*VOID*
VOID	*PCO #052*	*Fire Hydrant FPL Conflict*						*VOID*
VOID	*PCO #053*	*Fire Alarm changes per Reviewer Comments*	*$ 28,926.28*		*7/31/2026*		*0 days*	*VOID (130k CREDIT TO BE USED)*
CO #37	PCO #054	Exfiltration Trench Repair	$ 60,490.00	$ 60,490.00	7/31/2026	8/3/2026	10 days	Email Approval, Pending Signature
VOID	*PCO #055*	*Southside Concrete Sidewalk*	*$ 6,026.00*		*7/31/2026*		*0 days*	*VOID (130k CREDIT TO BE USED)*
VOID	*PCO #056*	*Additional Site Lighting*	*$ 5,936.88*		*7/31/2026*		*0 days*	*VOID (130k CREDIT TO BE USED)*
VOID	*PCO #057*	*Site Furnishings*						*VOID*
VOID	*PCO #058*	*Park Equipment*	*$ 11,232.43*		*7/31/2026*		*0 days*	*VOID (130k CREDIT TO BE USED)*
VOID	*PCO #059*	*Water Service & Fountain Installation*	*$ 49,864.00*		*8/17/2026*		*5 days*	*VOID (130k CREDIT TO BE USED)*
VOID	*PCO #060*	*West Playground Drainage Relocation*	*$ 17,997.50*		*8/4/2026*			*VOID (130k CREDIT TO BE USED)*
CO #36	PCO #061	Civic Center Canopy	$ 10,925.00	$ 10,925.00	9/3/2026	9/8/2026	0 days	Approved
	PCO #062	Elevator Inspection Delay Fees	$ 8,073.00		10/12/2026		2 days	Pending Approval
	PCO #063	Playground Concrete Curb	$ 25,875.00		9/3/2026		0 days	Pending Approval
CO #40	PCO #064	Generator Pad	$ 7,500.00	$ 7,500.00	9/15/2026	9/30/2026	0 days	Approved
CO #38	PCO #065	Generator Gas Piping	$ 14,087.50	$ 14,087.50	9/23/2026	9/28/2026	0 days	Approved
VOID	PCO #066	*VOID -Duplicate PCO*						*VOID*
VOID	PCO #067	*VOID -Duplicate PCO*						*VOID*
CO #39	PCO #068	Asphalt at Public Works Parking	$ 21,976.50	$ 21,976.50	9/15/2026	9/30/2026	0 days	Approved
CO #41	PCO #069	Tweddle Pavilion Fans	$ 4,232.00	$ 4,232.00	10/9/2026	10/9/2026		Approved
	PCO #070	Tweddle Pavilion Paneling						Pending Pricing
CO #42	PCO #071	Annex Building Windows	$ 6,080.26	$ 6,080.26	10/12/2026	10/15/2026	3 days	Approved
	PCO #072	Terrazzo for Beach Pavilion						Pending Direction From Town on Pavilion
VOID	PCO #073	Tennis Court Resurface & Windscreen	$ 54,931.50		10/12/2026		8 days	*VOID*
	PCO #073.1	Tennis Court Windscreen	$ 15,151.50	$ 15,151.50	11/2/2026		2 days	Approved
CO #44	PCO #074	Overcurrent Protection per RFI #063	$ 6,711.30	$ 6,711.30	10/12/2026	10/15/2026	2 days	Approved
CO #43	PCO #075	Timeclock and Photocell	$ 2,574.00	$ 2,574.00	10/12/2026	10/15/2026	2 days	Approved
	PCO #076	Handrails at Entrance	$ 3,276.00		11/2/2026		2 days	Pending Approval
VOID	PCO #077	Public Works CMU Wall						*VOID*
	PCO #078	Additional D Curb	$ 9,769.50		10/12/2026		5 days	Pending Approval
	PCO #079	Rain Delays	$ -					Pending
	PCO #080	Sleeves for Annex Generator & Hotwire	$ 2,127.50	$ 2,127.50	11/2/2026		1 day	Approved
	PCO #081	Concrete Repairs Kelly, AT&T, Hotwire						Pending Pricing

	PCO #082	Pavers to Asphalt and Slab Demo	$ 18,640.00		11/2/2026		5 days	Pending Approval
VOID	PCO #083	Annex Landscaping and Sod Restoration	$ 29,745.67					*VOID*
	PCO #083.1	Annex Landscaping and Sod Restoration	$ 24,915.67		11/2/2026		6 days	Pending Approval
	PCO #084	Mirrors & Acoustical Panel for Add. Room						Pending Pricing
	PCO #085	Additional Exit Signs	$ 5,895.07		11/2/2026		3 days	Pending Approval
	PCO #086	Air Sampling Detector	$ 15,428.22		11/6/2026		10 days	Pending Approval
	PCO #087	General Conditions						Pending Pricing
			$ 955,952.06	**$ 844,079.60**				

Date Updated 11/13/2026

By Jay Castellanos

JOHN BELL CONSTRUCTION

COPY

GOLDEN BEACH WELLNESS CENTER

PCO #010 Elevator Pit Liquid Water Proofing

This Potential Change Order (PCO) is for waterproofing at the elevator pit, including the floor, walls, and sump pit. Refer to RFI 21: Elevator Pit Waterproofing, attached.

The contract drawings only show waterstops at the pit walls and do not include additional waterproofing. During construction, groundwater was encountered at the elevator pit, which led to the RFI.

Per RFI 21, the design team confirmed waterproofing should be added at the elevator pit. This change includes all labor, materials, and work required to complete the waterproofing.

JOHN BELL CONSTRUCTION

POTENTIAL CHANGE ORDER

OWNER	■
ARCHITECT	■
CONTRACTOR	■
FIELD	—
OTHER	—

AIA DOCUMENT G701

PROJECT:	Golden Beach Wellness Center 1 Golden Beach Drive Golden Beach, FL 33160	PCO #: DATE:	010 Elevator Pit Liquid Water Proofing 3/17/2026
		NTP #02: Original Substantial Completion Date:	7/14/2025 7/24/2026
CONTRACTOR:	John Bell Construction 4000 SW 60th Court Miami, FL 33155	CONTRACT FOR:	Golden Beach Wellness Center 1 Golden Beach Drive Golden Beach, FL 33160

Not valid until signed by the Owner, Architect and Contractor.

The original Contract Sum was			$ 5,272,660.94
The Costs Associated with this Change Order are:			$ 4,500.00
1 Elevator Pit Liquid Waterproofing (See Exhibit A)		$ 4,500.00	
Insurance (GL & Workers Comp)	1.0%		$ 45.00
Standard Overhead & Management Fee	14.0%		$ 630.00
Bond Cost	2.0%		$ 90.00
The Contract Sum will be increased by this Change Order in the amount of			$ 5,265.00
This change order will increase Substantial Completion by			5 days

NOTE: This summary does not reflect changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Construction Change Directive.

Eric Dempsey	John Bell Construcion, Inc	Town of Golden Beach
ARCHITECT	CONTRACTOR	CONTRACTED
700 S. Rosemary Ave, Suite 401, West Palm Beach, FL 33401	4000 SW 60th Court, Miami FL 33155	100 Ocean Blvd, Golden Beach, FL 33160
Address	ADDRESS	ADDRESS
	Jay Castellanos	
BY	BY	BY
SIGNATURE	SIGNATURE	SIGNATURE
	3/17/2026	
DATE	DATE	DATE

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G701-1987

EXHIBIT A

Revision 1 Proposal

Client Information

Company:	**Jhon Bell Construction**
Project name:	Wellness Center - Elevator Pit Waterproofing
Address:	1 Golden Beach drive, Golden beach, FL 33160
Client:	Jall castellanos
Contact phone:	305-458-5666
Email:	JAY@JOHNBELLCONSTRUCTION.COM
Project ID:	0319-25 **Date:** 03/12/2026

Contractor Information

Name:	J-J Caulking & Waterproofing Corp.
President:	Maria Tenorio
Address:	2482 NW 21th Ter.
City, State ZIP:	Miami, Florida, 33142
Phone:	(786) 329-1867
Email:	office@jjcwcorp.com
WEB:	www.jjcwcorp.com

J-J Caulking and Waterproofing is pleased to have been invited to prepare a proposal to work on the above reference project and based on a walk thru site; this proposal is conditioned upon the use of contract documents or another contract that is acceptable to J-J Caulking & Waterproofing Corp. Below is the breakdown of service and payment schedule.

Included

- Drawings use for this proposal are dated: **Architectural & Structural**
- Material and Labor
- All delivery fees and taxes to mobilize on site
- Work to be completed in multiple mobilizations
- **Warranty of labor is for 1 year**

Not Included

- Specifications or Project Manual
- Waterproofing Consultant Report
- Permits
- Textura Software
- Payment and Performance Bond.
- Crane for the melter
- Manlift or Swing stage for exterior works
- Hoisting or any other equipment & material.
- General Liability from the Owner Controlled Insurance Program (OCIP) Credit
- Liquidated damages due to schedule delays by others.
- Certified payroll.
- Additional work requested by inspector having jurisdiction, not shown on or specified by RFP and/or on the drawings provided or included in this scope of work.
- Testing and/or inspection service fees.
- Other existing code violations or repairs.
- Maintenance of completed areas.
- Protection of work already in place, and/or completed.
- Maintenance of traffic to include flagmen, permits, barricades, etc.
- Mock ups.
- Composite cleanup crews.
- Concrete sealer areas related caulking & joint sealants.

EXHIBIT A

- Dumpsters and/or debris hauling.
- Overtime or Off hours work, after normal business hours or weekend work due to acceleration of schedule.
- Off-site parking and/or staging.
- Out of sequence work request
- Painting of exterior walls or any other painting.
- Painting related caulking and sealants.
- Repair of any structural crack
- Glass and Glazing / Windows / Doors / Storefront / Curtainwall related caulking & joint sealants.
- Railing related caulking & joint sealants.
- Roofing related Expansion joints, caulking & joint sealants.
- Stucco related caulking & joint sealants.
- Air and vapor barriers.
- Any expansion joint not included specifically within our Cost Breakdown.
- Any work or equipment not mentioned in the Cost Breakdown/ Scope of Work.
- Other items not specifically included.

Company Proposal

This agreement shall be interpreted under the laws of the State of Florida. In the event the client, referred to herein as Jhon Bell Construction, shall fail to pay any periodic installments due hereunder, said agreement, the contractor may cease all work without breach of contract, until resolution of any disputed payment is obtained. If the Contractor is delayed due to an act of God, fire, flood, or any other unavoidable casualties; the work completion time shall be extended without any penalties.

Due to a continuous rise in the cost of miscellaneous materials, this quotation is **valid for 30-days** from the date of this proposal. This proposal is to remain confidential and will be accepted by you in any of the following methods: a) Requesting us to proceed with any work for the project, (b) execution of a written or oral agreement, or (c) written acceptance of our proposal, including letter of intention to enter into contract.

If permits for areas over occupied space are needed, will we provide the estimate cost for that item.

Payment Schedule:		
BID PRICE:	**$**	**4,500.00**

Maria Tenorio (J-J Caulking & Waterproofing Corp.)
Lic #14BS00223

Accepted by

EXHIBIT A

CLIENT: ***Jhon Bell Construction***

Cost Breakdown: *Revision 1 Proposal*

Project: ***Wellness Center - Elevator Pit Waterproofing***

Client #	Item #	Product	Source	Location	System Description	Unit $	QTY	Total $
N/A	1	Xypex 1 Yr Warranty	Per Email	Elevator pit interior at floor, walls and sump pit at: 1 - Elevators #1	Cementitious Crystalline Waterproofing. System inclusive of: 1 - XYPEX Patch'n Plug cant bead at 90's and penetrations 2 - XYPEX Crystalline Modified base coat 3 - XYPEX Crystalline Concentrate top coat			$ 4,500.00
						SUBTOTAL		$ 4,500.00

MISCELLANEOUS COSTS		
Permits		$ -
Parking Fees	By GC	$ -
Insurance	By GC	$ -
Textura Software Fee		$ -
Payment and Performance Bond		$ -
SUBTOTAL		$ 4,500.00

CCIP Credit	Not Included	

GRAND TOTAL	$ 4,500.00

Joanna Quintana

Joanna Quintana
Estimator
JJ Caulking & Waterproofing

JOHN BELL CONSTRUCTION

Project: Golden Beach Wellness Center
1 Golden Beach Drive
Golden Beach, Florida 33160

RFI #21: Elevator Pit Waterproofing

Revision	0	**Status**	Closed on 09/23/25
To	Alexander Diaz (Town of Golden Beach) Rob Jones (Jezerinac Group) Sean Compel (Compeling Solution) Eric Dempsey (ERIC DEMPSEY ARCHITECT, LLC) Skylar Mahaffey (Jezerinac Group)	**From**	Jay Castellanos (John Bell Construction)
Date Initiated	Sep 10, 2025	**Due Date**	Sep 15, 2025
Location		**Project Stage**	Course of Construction
Cost Impact	TBD	**Schedule Impact**	TBD
Spec Section		**Cost Code**	
Drawing Number		**Reference**	
Linked Drawings			
Received From	Jay Castellanos (John Bell Construction)		
Copies To	Jay Castellanos (John Bell Construction), Sean Compel (Compeling Solution), Eric Dempsey (ERIC DEMPSEY ARCHITECT, LLC), Alexander Diaz (Town of Golden Beach), Linda Epperson (Town of Golden Beach), Albert Faz (John Bell Construction), Adrian Gonzalez (John Bell Construction), Dario Gonzalez (Town of Golden Beach), Maria Herrera (John Bell Construction), Ronald Jezerinac (Jezerinac Group), Rob Jones (Jezerinac Group), Skylar Mahaffey (Jezerinac Group), Oscar Morejon (John Bell Construction), Kathy O'Leary (Richards O'Leary Design Associates), Lissett Rovira (Town of Golden Beach), Gina Santibanez (John Bell Construction), Steve Smith (Craig A Smith & Associates), Carlos Somoza (Carlos Somoza Landscape Architecture)		

Activity

Question

Question from Jay Castellanos John Bell Construction *on Wednesday, Sep 10, 2025 at 05:19 PM EDT*

During our review of the construction documents, we found a note in Detail 4/S302 – Elevator Pit - Deep Foundations, which indicates the use of waterstops at the elevator pit wall joints. No additional waterproofing is shown for the sump pit or beneath the elevator pit slab.

In addition to the drawings, site conditions at PC-12 (photo attached) confirm the presence of groundwater in the elevator pit area as we are forming. This is consistent with the TSFGeo Geotechnical Report dated June 13, 2025, which documented groundwater between 1 and 3.5 feet below existing grade.

Please confirm if any additional waterproofing is required at the elevator pit.

Attachments
RFI #021 Elevator Pit Waterproofing.pdf

Official Response

Response from Adrian Gonzalez John Bell Construction *on Tuesday, Sep 23, 2025 at 03:23 PM EDT*

Concrete mix with waterproof additive was approved in-lieu of the waterproof membrane. Liquid applied waterproofing will be priced and submitted for approval for the interior of the pit and pit walls.

Attachments
Email Approval 091825.pdf

All Replies

Response from Adrian Gonzalez John Bell Construction *on Tuesday, Sep 23, 2025 at 03:23 PM EDT*

Concrete mix with waterproof additive was approved in-lieu of the waterproof membrane. Liquid applied waterproofing will be priced and submitted for approval for the interior of the pit and pit walls.

Attachments
Email Approval 091825.pdf

Response from Oscar Morejon John Bell Construction *on Wednesday, Sep 10, 2025 at 06:28 PM EDT*

Eric - please provide a cut section, detail & spec. Also, please clearly show where that waterproofing needs to terminate. Plans only show a water stop.

Response from Eric Dempsey ERIC DEMPSEY ARCHITECT, LLC *on Wednesday, Sep 10, 2025 at 06:18 PM EDT*

Yes, agree please install waterproofing membrane.

Response from Rob Jones Jezerinac Group *on Wednesday, Sep 10, 2025 at 05:57 PM EDT*

Yes, waterstops are required as noted on our detail 4/S302. I have typically seen waterproofing for the elevator pit. Refer to architect or waterproofing consultant.

jay@johnbellconstruction.com

From: Eric Dempsey <ericj@dempsey-design.com>
Sent: Thursday, September 18, 2025 11:20 AM
To: jay@johnbellconstruction.com
Cc: 'Rob Jones'; 'Sean Compel'; 'Alexander Diaz'; 'Henry Estopinan'; 'Oscar Morejon'; 'Adrian Gonzalez'; 'Maria Herrera'; 'Guillermo Mentucci'
Subject: Re: golden beach slab edge drawings

Hi Jay,

The waterproofing additive is approved, but not sufficient for waterproofing the pit by itself. Will need to consider additional measures given the weather related issues on-site regarding the installation of the waterproofing membrane.

Eric J. Dempsey, Principal
NCARB, AIA, LeedAP, CDT

ERIC DEMPSEY ARCHITECT, LLC
700 S. Rosemary Ave. Suite 204
West Palm Beach, FL 33401
561-889-0348
www.dempsey-design.com

Connect with us:
LinkedIn Instagram

Licensed: FL, DC, NY, AR

From: jay@johnbellconstruction.com <jay@johnbellconstruction.com>
Sent: Wednesday, September 17, 2025 4:23 PM
To: Eric Dempsey <ericj@dempsey-design.com>
Cc: 'Rob Jones' <rjones@jezerinacgroup.com>; 'Sean Compel' <scompel@compelingsolutions.com>; 'Alexander Diaz' <alexanderdiaz@goldenbeach.us>; 'Henry Estopinan' <henry@johnbellconstruction.com>; 'Oscar Morejon' <oscar@johnbellconstruction.com>; 'Adrian Gonzalez' <adrian@johnbellconstruction.com>; 'Maria Herrera' <maria@johnbellconstruction.com>; 'Guillermo Mentucci' <guillermo@johnbellconstruction.com>
Subject: RE: golden beach slab edge drawings

Eric,

Per our OAC meeting today, your team will be approving the concrete mix with waterproofing additive. We will submit a spec and price to do a liquid applied waterproofing to the inside of the pit and pit walls once it has been poured.

Thank you,

JOHN BELL
CONSTRUCTION

JAY CASTELLANOS
| PROJECT MANAGER

O. 305.458.5666
E. JAY@JOHNBELLCONSTRUCTION.COM

4000 SW 60TH COURT, MIAMI, FL 33155
JOHNBELLCONSTRUCTION.COM |
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2025 BEST PLACES TO WORK

From: Eric Dempsey <ericj@dempsey-design.com>
Sent: Wednesday, September 17, 2025 10:55 AM
To: jay@johnbellconstruction.com
Cc: 'Rob Jones' <rjones@jezerinacgroup.com>; 'Sean Compel' <scompel@compelingsolutions.com>; 'Alexander Diaz' <alexanderdiaz@goldenbeach.us>; 'Henry Estopinan' <henry@johnbellconstruction.com>; 'Oscar Morejon' <oscar@johnbellconstruction.com>; 'Adrian Gonzalez' <adrian@johnbellconstruction.com>; 'Maria Herrera' <maria@johnbellconstruction.com>; 'Guillermo Mentucci' <guillermo@johnbellconstruction.com>
Subject: Re: golden beach slab edge drawings

Hi Jay,

Thanks for taking my call this morning. It was great to see the progress on-site yesterday. You and your team are doing a phenomenal job.

The concrete mix you're recommending will help reduce the risk of water infiltration through the solid concrete. However, we cannot guarantee that water will not enter through cracks over time due to hydrostatic pressure. We understand that high tides and rain are preventing you from properly installing the membrane and that de-watering has been logistically challenging.

While additional pumps and a tent could be considered, the means and methods of construction fall under your scope. We would prefer adding an additional waterproofing membrane; if that is not feasible, we can understand and consider other interior waterproofing measures for the pit if needed.

Let's discuss this further during today's call.

Best regards,
Eric

Eric J. Dempsey, Principal
NCARB, AIA, LeedAP, CDT

ERIC DEMPSEY ARCHITECT, LLC
700 S. Rosemary Ave. Suite 204
West Palm Beach, FL 33401
561-889-0348
www.dempsey-design.com

Connect with us:
LinkedIn Instagram

Licensed: FL, DC, NY, AR

From: jay@johnbellconstruction.com <jay@johnbellconstruction.com>
Sent: Tuesday, September 16, 2025 6:05 PM
To: Eric Dempsey <ericj@dempsey-design.com>
Cc: 'Rob Jones' <rjones@jezerinacgroup.com>; 'Sean Compel' <scompel@compelingsolutions.com>; 'Alexander Diaz' <alexanderdiaz@goldenbeach.us>; 'Henry Estopinan' <henry@johnbellconstruction.com>; 'Oscar Morejon' <oscar@johnbellconstruction.com>; 'Adrian Gonzalez' <adrian@johnbellconstruction.com>; 'Maria Herrera' <maria@johnbellconstruction.com>; 'Guillermo Mentucci' <guillermo@johnbellconstruction.com>
Subject: RE: golden beach slab edge drawings

Good evening Eric,

Received. Thank you!

Please also review the concrete mix for the elevator pit which is also needed for this week's pour. It has been submitted formally via Procore.

Thank you,

JOHN BELL CONSTRUCTION

JAY CASTELLANOS
| PROJECT MANAGER

O. 305.458.5666
E. JAY@JOHNBELLCONSTRUCTION.COM

4000 SW 60TH COURT, MIAMI, FL 33155
JOHNBELLCONSTRUCTION.COM |
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SOUTH FLORIDA BUSINESS JOURNAL
BPtW
2025 BEST PLACES TO WORK

From: Eric Dempsey <ericj@dempsey-design.com>
Sent: Tuesday, September 16, 2025 4:37 PM
To: Jay Castellanos <jay@johnbellconstruction.com>; 'Henry Estopinan' <henry@johnbellconstruction.com>; 'Oscar Morejon' <oscar@johnbellconstruction.com>; 'Adrian Gonzalez' <adrian@johnbellconstruction.com>; 'Maria Herrera' <maria@johnbellconstruction.com>; 'Guillermo Mentucci' <guillermo@johnbellconstruction.com>
Cc: Rob Jones <rjones@jezerinacgroup.com>; 'Sean Compel' <scompel@compelingsolutions.com>; 'Alexander Diaz' <alexanderdiaz@goldenbeach.us>
Subject: golden beach slab edge drawings

Hi Henry,

Thanks for meeting with me on site today. It is great to see the progress. I know you guys are preparing to pour the concrete soon so I wanted to make sure you had the CAD for the dimensioned layout drawing I shared with you previously. See attached and let me know if you have any other questions or if there is anything you need.

Best regards,
Eric

Eric J. Dempsey, Principal
NCARB, AIA, LeedAP, CDT

ERIC DEMPSEY ARCHITECT, LLC
700 S. Rosemary Ave. Suite 204
West Palm Beach, FL 33401
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JOHN BELL
CONSTRUCTION

GOLDEN BEACH WELLNESS CENTER

PCO #019 Beam for Storefronts 1st Floor

This PCO includes the furnishing and installation of additional structural beams at the first floor, required to support the storefront installations per Revision 4. These beams were not part of the original contract scope and are necessary to accommodate the revised storefront design and meet structural requirements.

JOHN BELL CONSTRUCTION

POTENTIAL CHANGE ORDER

AIA DOCUMENT G701

OWNER
ARCHITECT
CONTRACTOR
FIELD
OTHER

PROJECT:	Golden Beach Wellness Center 1 Golden Beach Drive Golden Beach, FL 33160	**PCO #:** **DATE:** **DATE OF COMMENCEMENT:** **CONTRACT DATE:**	019 Beam for Storefront 1st Floor 1/29/2026 TBD NTP #01 -
CONTRACTOR:	John Bell Construction 4000 SW 60th Court Miami, FL 33155	**CONTRACT FOR:**	Golden Beach Wellness Center 1 Golden Beach Drive Golden Beach, FL 33160

Not valid until signed by the Owner, Architect and Contractor.

The original Contract Sum was			$ 5,272,660.94
The Costs Associated with this Change Order are:			$ 20,850.00
1 Pour Down Header for 1st Floor Store Fronts		$ 20,850.00	
Insurance (GL & Workers Comp)	1.0%		$ 208.50
Standard Overhead & Management Fee	14.0%		$ 2,919.00
Bond Cost	2.0%		$ 417.00
The Contract Sum will be increased by this Change Order in the amount of			$ 24,394.50
The Contract Time will be increased by			5 days
The date of Substantial Completion as of the date of this Change Order therefore is			TBD

NOTE: This summary does not reflect changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Construction Change Directive.

Eric Dempsey	John Bell Construcion, Inc	Town of Golden Beach
ARCHITECT	CONTRACTOR	CONTRACTED
700 S. Rosemary Ave, Suite 401, West Palm Beach, FL 33401	4000 SW 60th Court, Miami FL 33155	100 Ocean Blvd, Golden Beach, FL 33160
Address	ADDRESS	ADDRESS
	Adrian Gonzalez	
BY	BY	BY
SIGNATURE	SIGNATURE	SIGNATURE
	1/29/2026	
DATE	DATE	DATE

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AMEX CONSTRUCTION GROUP, INC.

CHANGE ORDER

Client: JOHN BELL CONSTRUCTION
4000 SW 60TH CT. MIAMI, FL 33155
Date: December 2nd, 2026
Project: Golden Beach Wellness Center
1 Golden Beach Dr. Golden Beach, FL
CO #: 003

Description: The following change order corresponds to Pour Down Header for 1st Floor Store Fronts (7/S341 Rev. 4), approximately 140'

Change Order 003 Total	**$20,850.00**

Approved By:_____

AMEX CONSTRUCTION GROUP, INC.
(786)650-8182 info@amexconstructiongroup.com

JOHN BELL
CONSTRUCTION

GOLDEN BEACH WELLNESS CENTER

PCO #21 Additional Stair Lighting – RFI #25

This change order is for additional stair lighting and revised fixture types required to fully illuminate all stairways. The original electrical lighting plans included a total of ten (10) stair lighting fixtures, located only in the shaded portions of the two main staircases, with no lighting shown on the remaining stair segments or on the three smaller stairways.

Because the distribution of fixtures appeared incomplete, JBC submitted RFI #25 requesting clarification. In response, the Electrical Engineer issued a revised lighting plan adding six (6) fixtures to one staircase and noted that lighting had been added "from 2nd floor to 1st floor." For all other unlit stair segments, the Engineer's written response stated that additional lighting "does not require." At that time, no additional fixtures or fixture types were indicated for any stair beyond those shown on the revised electrical drawings.

During a subsequent coordination meeting, the architect clarified that lighting is required along the full length of all stairways. This expanded the total fixture count from ten (10) originally shown to thirty-six (36). In addition, the fixture type specified and approved during submittals was an upright fixture, which does not meet the newly clarified installation method of mounting on the riser face. The required fixture type differs substantially from the originally specified product and carries a significantly higher cost.

These revisions constitute an increase in both the quantity of fixtures and the type of fixture required to meet the current design intent. The additional lighting, revised mounting method, and fixture replacement were not shown in the bid documents, were not included in the original electrical scope, and were not part of any prior engineering clarification.

This change order reflects the labor, material, wiring, fixture procurement, and coordination necessary to implement the revised stair lighting requirements in accordance with the latest direction from the architect.

JOHN BELL CONSTRUCTION

POTENTIAL CHANGE ORDER

OWNER	■
ARCHITECT	■
CONTRACTOR	■
FIELD	–
OTHER	–

AIA DOCUMENT G701

PROJECT:	Golden Beach Wellness Center 1 Golden Beach Drive Golden Beach, FL 33160	PCO #: DATE:	21 Additional Stair Lighting - RFI #25 12/17/2025
		NTP #02: Original Substantial Completion Date:	7/14/2025 7/24/2026
CONTRACTOR:	John Bell Construction 4000 SW 60th Court Miami, FL 33155	CONTRACT FOR:	Golden Beach Wellness Center 1 Golden Beach Drive Golden Beach, FL 33160

Not valid until signed by the Owner, Architect and Contractor.

The original Contract Sum was			$ 5,272,660.94
The Costs Associated with this Change Order are:			$ 31,850.00
1 Electrical RFI #25 - (36) Additional Stair Lights Type L25 (Materials & Labor)		$ 31,850.00	
Insurance (GL & Workers Comp)	1.0%		$ 318.50
Standard Overhead & Management Fee	14.0%		$ 4,459.00
Bond Cost	2.0%		$ 637.00
The Contract Sum will be increased by this Change Order in the amount of			$ 37,264.50
This change order will increase Substantial Completion by			5 days

NOTE: This summary does not reflect changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Construction Change Directive.

Eric Dempsey	John Bell Construcion, Inc	Town of Golden Beach
ARCHITECT	CONTRACTOR	CONTRACTED
700 S. Rosemary Ave, Suite 401, West Palm Beach, FL 33401	4000 SW 60th Court, Miami FL 33155	100 Ocean Blvd, Golden Beach, FL 33160
Address	ADDRESS	ADDRESS
	Adrian Gonzalez	
BY	BY	BY
SIGNATURE	SIGNATURE	SIGNATURE
	12/17/2025	
DATE	DATE	DATE

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10753 NE 3rd Ct, Miami, FL 33161
Ph.305.965-4610 Fax.786-953-8719
DLD ELECTRICAL CONTRACTOR
Electrical Contractor State # EC13013062
Dedication-Loyalty-Diligence
It is our commitment to you.

PROPOSAL **CHANGE ORDER # 3** 2502-01

Date: November 26, 2025
To: John Bell Construction
Project: Golden Beach Wellness Center
Address: 1 Golden Beach Drive, Golden Beach, FL 33160

Description of Work

E500 LIGHTING FIRST FLOOR

- Furnish and install (36) light type L25.

This Proposal specifically includes:

- U.L. rated material and labor installed in accordance with the N.E.C. & N.F.P.A.

We hereby propose to furnish all material and labor necessary to complete the work in full accordance with the above specifications, for the total sum of $35,700.00. A credit in the amount of $3,850.00 is being applied for the furnishing and labor of the previously light fixtures.

LABOR----------$35,700.00
CREDIT ---------- -$3,850.00
TOTAL----------31,850.00

Payments to be made as
This price does not include payment of the permit.

- Work to be performed during/after normal business hours
-Fire stopping, sealing of walls, floor or roof penetrations, patch and painting by others.
-Any request for work not specified in this scope and with considerable price will represent a change order.

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and hereby accepted.
You are authorized to do the work as specified above.
Payments to be made as follows: - **Progressive Payment.**

Authorized Signature **Date**

Print Name

Respectfully submitted by:

Alexander B. Lopez
Owner
DLD-Electrical Contractor LLC
305-965-4610
A.lopez@dldelectricalcontractor.com

JOHN BELL CONSTRUCTION

Project: Golden Beach Wellness Center
1 Golden Beach Drive
Golden Beach, Florida 33160

RFI #25: Second Floor Staircase Lighting

Revision	0	**Status**	Open
To	Sean Compel (Compeling Solution) Ahsan Houston (ECF Engineering Consultants) Eric Dempsey (ERIC DEMPSEY ARCHITECT, LLC) Alexander Diaz (Town of Golden Beach) Linda Epperson (Town of Golden Beach)	**From**	Adrian Gonzalez (John Bell Construction)
Date Initiated	Oct 27, 2025	**Due Date**	Oct 30, 2025
Location		**Project Stage**	Course of Construction
Cost Impact	TBD	**Schedule Impact**	TBD
Spec Section		**Cost Code**	
Drawing Number		**Reference**	
Linked Drawings			
Received From	Alex Lopez (DLD Services & Maintenance, LLC)		
Copies To	Jay Castellanos (John Bell Construction), Sean Compel (Compeling Solution), Eric Dempsey (ERIC DEMPSEY ARCHITECT, LLC), Alexander Diaz (Town of Golden Beach), Linda Epperson (Town of Golden Beach), Albert Faz (John Bell Construction), Adrian Gonzalez (John Bell Construction), Dario Gonzalez (Town of Golden Beach), Maria Herrera (John Bell Construction), Ronald Jezerinac (Jezerinac Group), Rob Jones (Jezerinac Group), Skylar Mahaffey (Jezerinac Group), Oscar Morejon (John Bell Construction), Kathy O'Leary (Richards O'Leary Design Associates), Lissett Rovira (Town of Golden Beach), Gina Santibanez (John Bell Construction), Steve Smith (Craig A Smith & Associates), Carlos Somoza (Carlos Somoza Landscape Architecture)		

Activity

Question

Question from Adrian Gonzalez John Bell Construction *on Monday, Oct 27, 2025 at 04:58 PM EDT*

Please refer to Sheets E-500 and E-501.
Lighting is shown from the first floor up every other step to the intermediate landing.

However, no lighting is shown from the intermediate landing to the second-floor landing.

Please confirm this is the design intent.

Attachments
RFI #025 Second Floor Staircase Lighting.pdf

Official Response

Response from Ahsan Houston ECF Engineering Consultants *on Wednesday, Oct 29, 2025 at 09:37 AM EDT*

Please see attached.

Attachments
RFI #025 Second Floor Staircase Lighting Response.pdf

All Replies

Response from Jay Castellanos John Bell Construction *on Friday, Dec 5, 2025 at 12:00 PM EST*

Eric,

This contradicts the electrical engineer's response. The sheets you sent are elevations, and they do not show a full count of the lights. Please advise which **floor plan** we should be using to quantify the exact number of fixtures we need to order.

Also, please coordinate with the electrical engineer so the plans are updated to reflect these lights accurately.

Response from Eric Dempsey ERIC DEMPSEY ARCHITECT, LLC *on Thursday, Dec 4, 2025 at 06:31 PM EST*

Staircase lighting should be on alternating treads the entire length of both primary stairways. This is shown on drawing 1/A202, 1/A305, and on 3/A304.

Response from Ahsan Houston ECF Engineering Consultants *on Monday, Nov 3, 2025 at 02:22 PM EST*

Hello Adrian, please see attached. Thank you.

Attachments
Stairs Lighting Markup #2.pdf

Response from Adrian Gonzalez John Bell Construction *on Monday, Nov 3, 2025 at 12:07 PM EST*

Ahsan, thank you for your response.
Please confirm if the other stairs also require lighting. See attached clouded areas.

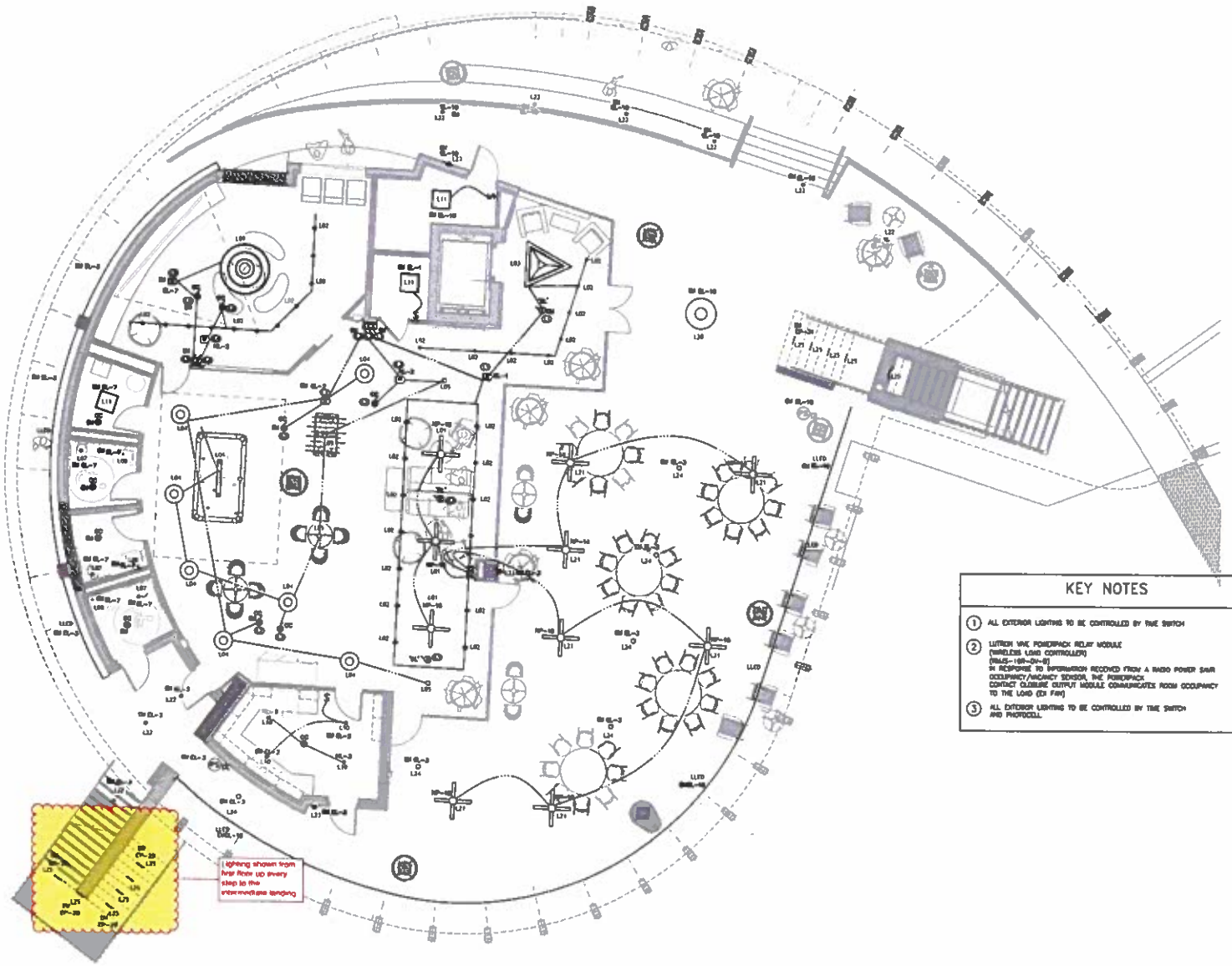
Attachments
Stairs Lighting Markup.pdf

Response from Ahsan Houston ECF Engineering Consultants *on Wednesday, Oct 29, 2025 at 09:37 AM EDT*

Please see attached.

Attachments
RFI #025 Second Floor Staircase Lighting Response.pdf

RFI #025 Second Floor Staircase Lighting



KEY NOTES

1. ALL EXTERIOR LIGHTING TO BE CONTROLLED BY TIME SWITCH
2. LUTRON VAE POWERPACK RELAY MODULE (WIRELESS LOAD CONTROLLER) (RMJS-10R-DV-B) IN RESPONSE TO INFORMATION RECEIVED FROM A RADIO POWER SAVR OCCUPANCY/VACANCY SENSOR, THE POWERPACK CONTACT CLOSURE OUTPUT MODULE COMMUNICATES ROOM OCCUPANCY TO THE LOAD (EX FAN)
3. ALL EXTERIOR LIGHTING TO BE CONTROLLED BY TIME SWITCH AND PHOTOCELL

EVERETT CHARLES FENNELL LICENSE No. 28310 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Everett C. Fennell, PE on 03/032025.

Printed copies of this document are not considered signed and sealed and the signature must be verified on electronic copies.

DEMPSE DESIGN

WELLNES CENTER

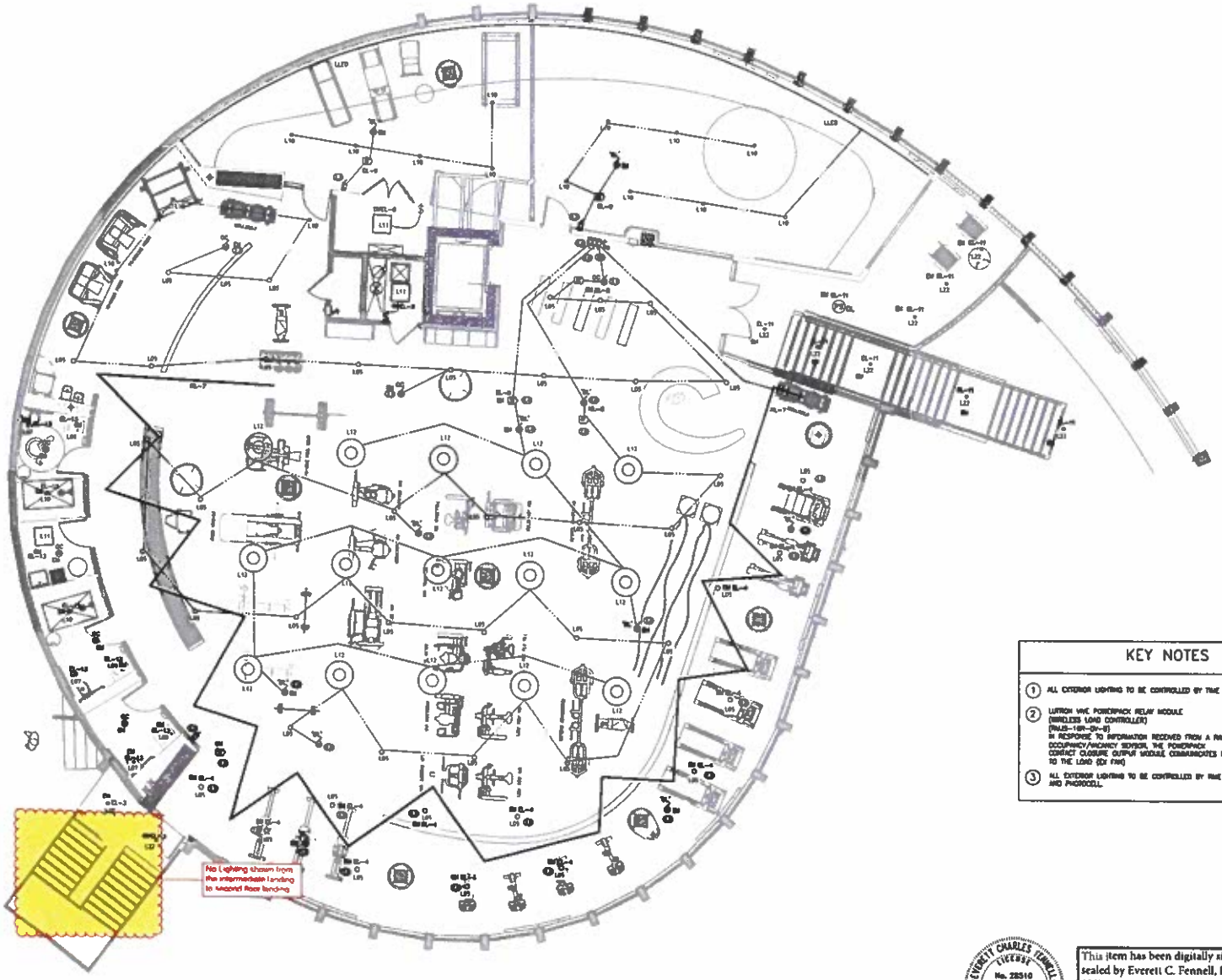
TOWN OF GOLDEN BEAC

ENGINEERING CONSULTANTS

LIGHTING 1st FLOOR

E-500

RFI #025 Second Floor Staircase Lighting



KEY NOTES

1. ALL EXTERIOR LIGHTING TO BE CONTROLLED BY TIME SWITCH
2. LUTRON VIVE POWERPACK RELAY MODULE (WIRELESS LOAD CONTROLLER) (PAL8-16R-DV-B) IN RESPONSE TO INFORMATION RECEIVED FROM A RADIO POWER SAVR OCCUPANCY/VACANCY SENSOR, THE POWERPACK CONTACT CLOSURE OUTPUT MODULE COMMUNICATES ROOM OCCUPANCY TO THE LOAD (DI FAN)
3. ALL EXTERIOR LIGHTING TO BE CONTROLLED BY TIME SWITCH AND PHOTOCELL

EVERETT CHARLES FENNELL LICENSE No. 28510 STATE OF Florida PROFESSIONAL ENGINEER

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DEMPSE DESIGN

WELLNES CENTER

TOWN OF GOLDEN BEAC

ENGINEERING CONSULTANTS

LIGHTING 2nd FLOOR

E-501

ECF ENGINEERING CONSULTANTS
701 NORTHPOINT PARKWAY
SUITE #110
WEST PALM BEACH, FL 33407
(561) 471-4029

www.ecfconsultants.com

RFI #025 Second Floor Staircase Lighting Response

REQUEST FOR INFORMATION (RFI)

RFI #: 25	SUBMITTED TO: [Alex Lopez/DLD Services & Maintenance, LLC]
DATE: 10/28/2025	
NEEDED BY:	SUBMITTED BY: [Ahsan Houston/ECF]
PROJECT: Town Of Golden Beach	
PROJECT #:	

RFI DESCRIPTION

Question

Please refer to Sheets E-500 and E-501.

Lighting is shown from the first floor up every other step to the intermediate landing.

However, no lighting is shown from the intermediate landing to the second-floor landing.

Please confirm this is the design intent.

ATTACHMENTS:

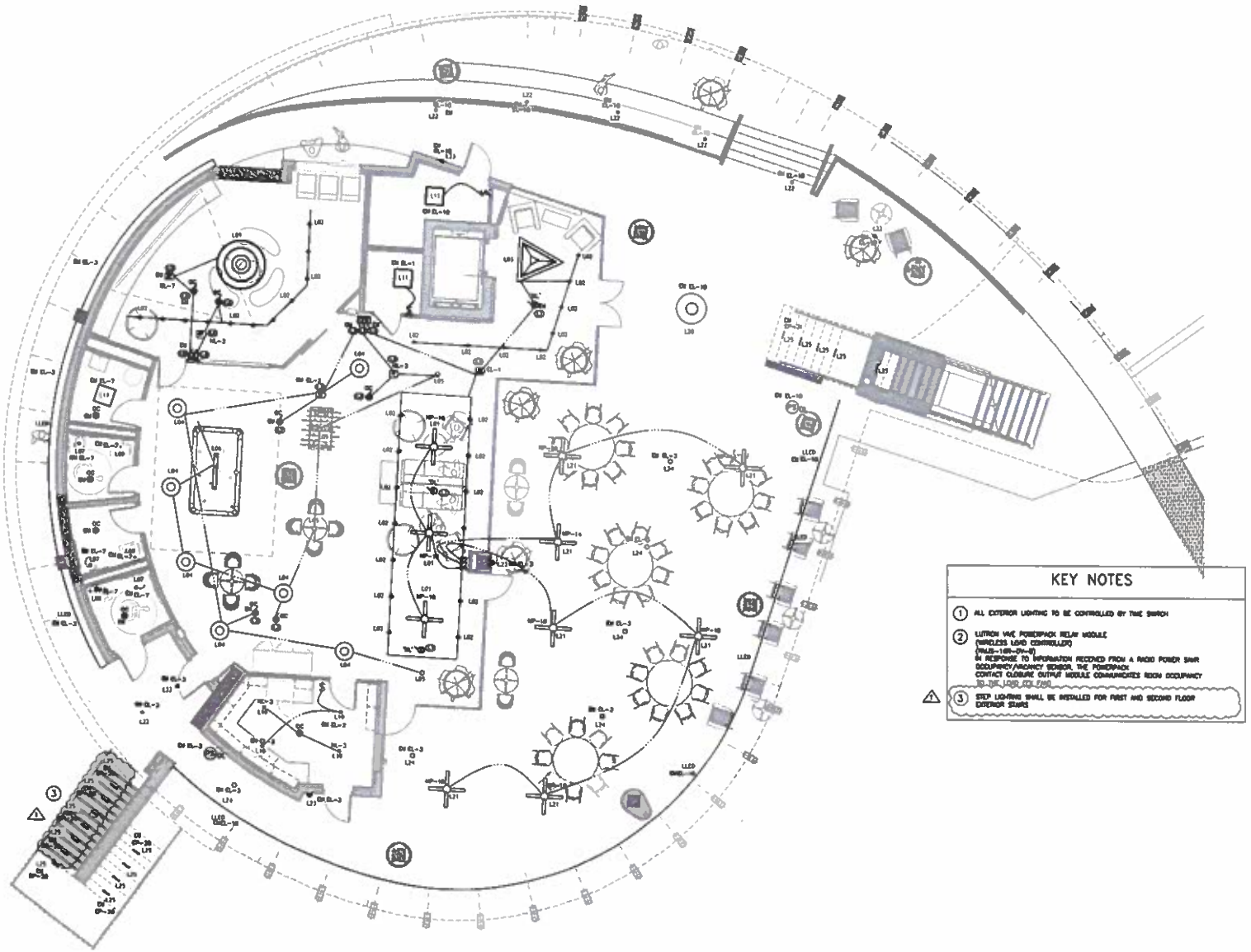
SUBMITTED BY: [Ahsan Houston, Project Coordinator, ECF]

RESPONSE TO RFI

Drawing E-500 was updated and staircase lighting added from 2nd floor to 1st floor

RESPONSE BY: [Ramtin Golrang, Sr. Electrical Engineer, ECF]	DATE: 10/28/2025

RFI #025 Second Floor Staircase Lighting Response



DEMPSE
DESIGN

WELLNES
CENTER

TOWN OF
GOLDEN BEAC

ENGINEERING
CONSULTANTS

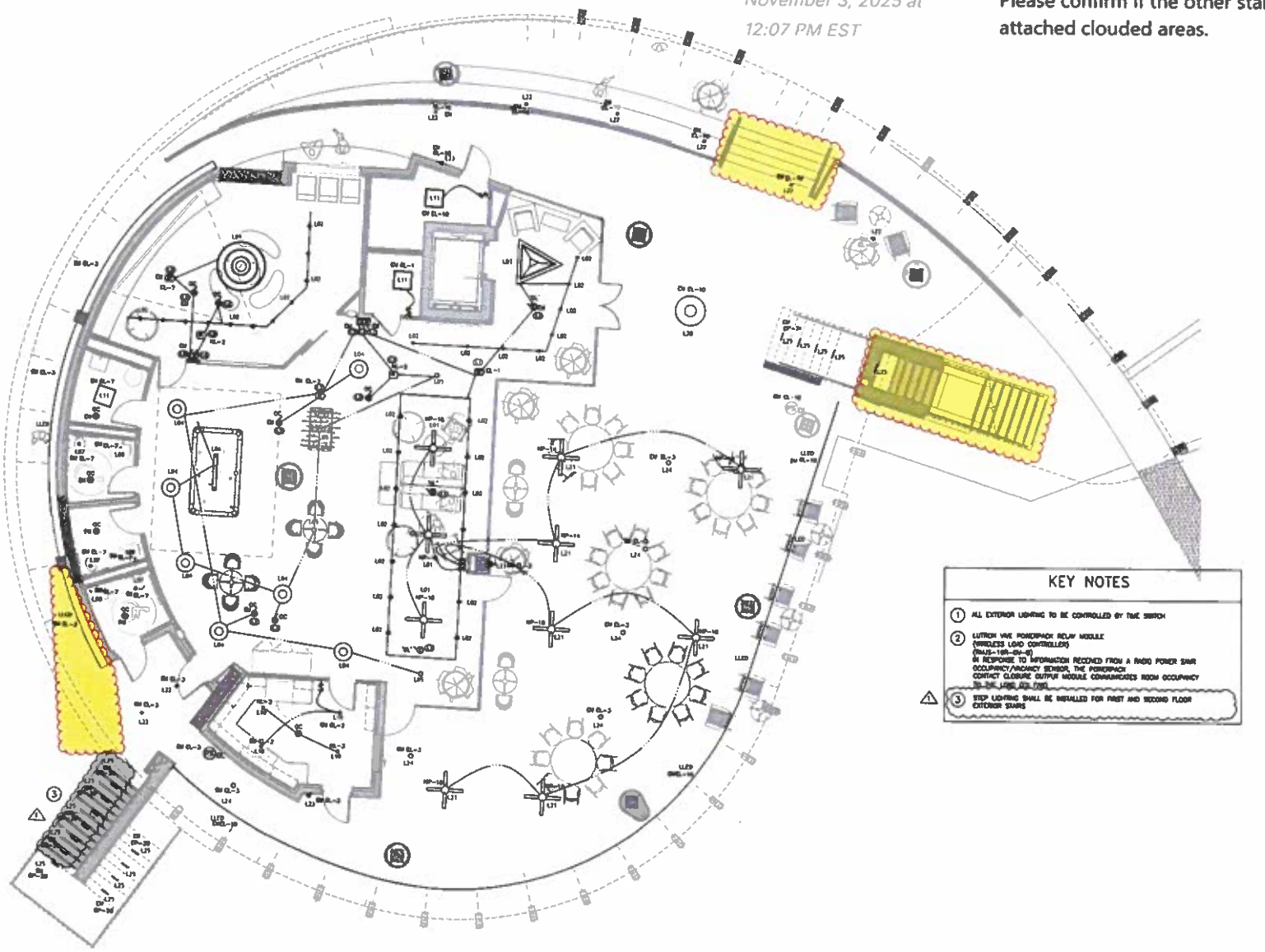
LIGHTING
1st FLOOR

E-500

JBC Response

Adrian Gonzalez
November 3, 2025 at 12:07 PM EST

Ahsan, thank you for your response.
Please confirm if the other stairs also require lighting. See attached clouded areas.



DEMPSE DESIGN

WELLNES CENTER

TOWN OF GOLDEN BEAC

ENGINEERING CONSULTANTS

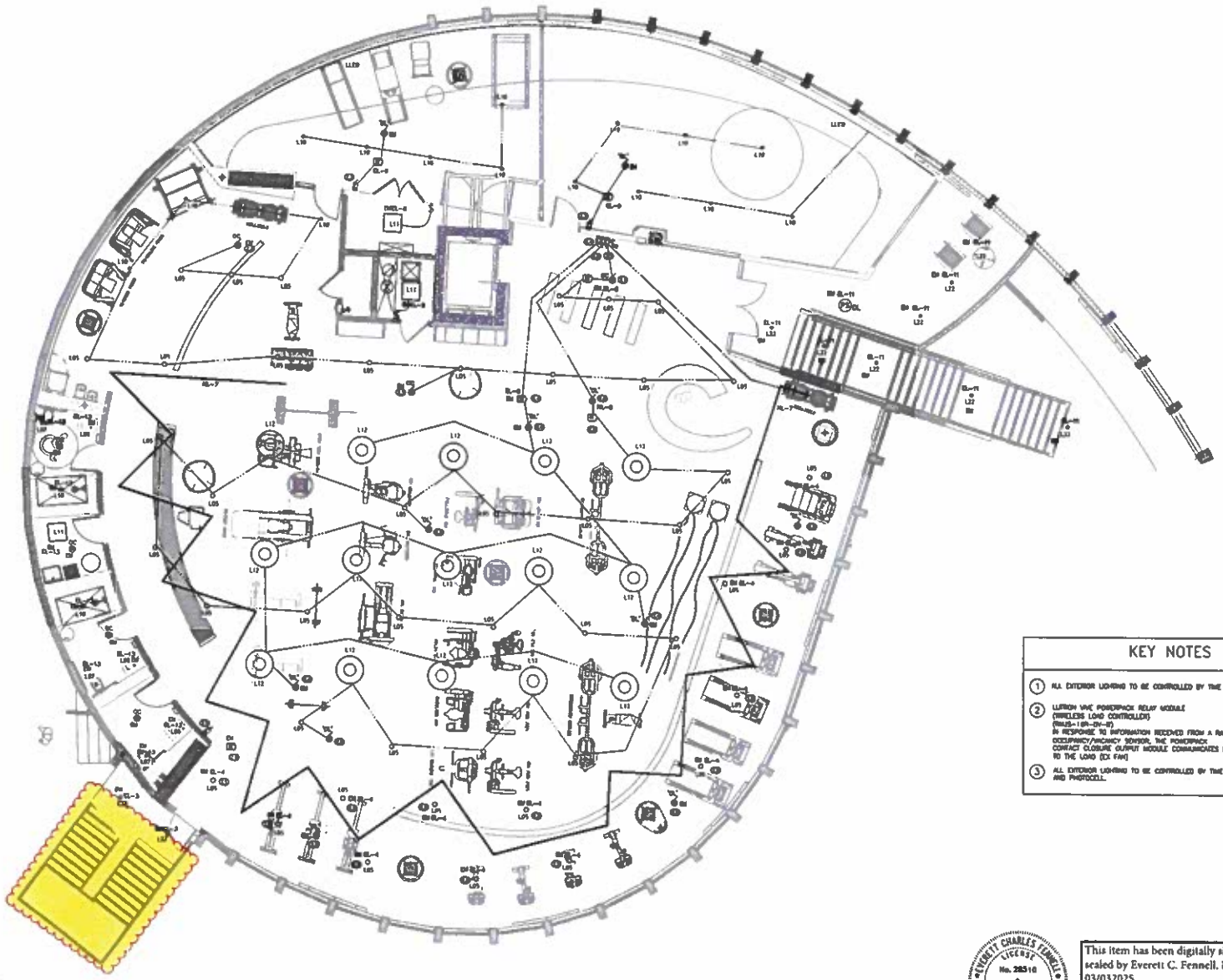
LIGHTING
1st FLOOR

E-500

JBC Response

Adrian Gonzalez
November 3, 2025 at 12:07 PM EST

Ahsan, thank you for your response.
Please confirm if the other stairs also require lighting. See attached clouded areas.



KEY NOTES

1. ALL EXTERIOR LIGHTING TO BE CONTROLLED BY TIME SWITCH
2. LUTRON VIVE POWERPACK RELAY MODULE (WIRELESS LOAD CONTROLLER) (RMJS-16R-DV-B) IN RESPONSE TO INFORMATION RECEIVED FROM A RADIO POWER SAVR OCCUPANCY/VACANCY SENSOR, THE POWERPACK CONTACT CLOSURE OUTPUT MODULE COMMUNICATES ROOM OCCUPANCY TO THE LOAD (EX FAN)
3. ALL EXTERIOR LIGHTING TO BE CONTROLLED BY TIME SWITCH AND PHOTOCELL.

EVERETT CHARLES FENNELL LICENSE No. 28510 STATE OF FLORIDA PROFESSIONAL ENGINEER

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DEMPSE
DESIGN

WELLNES
CENTER

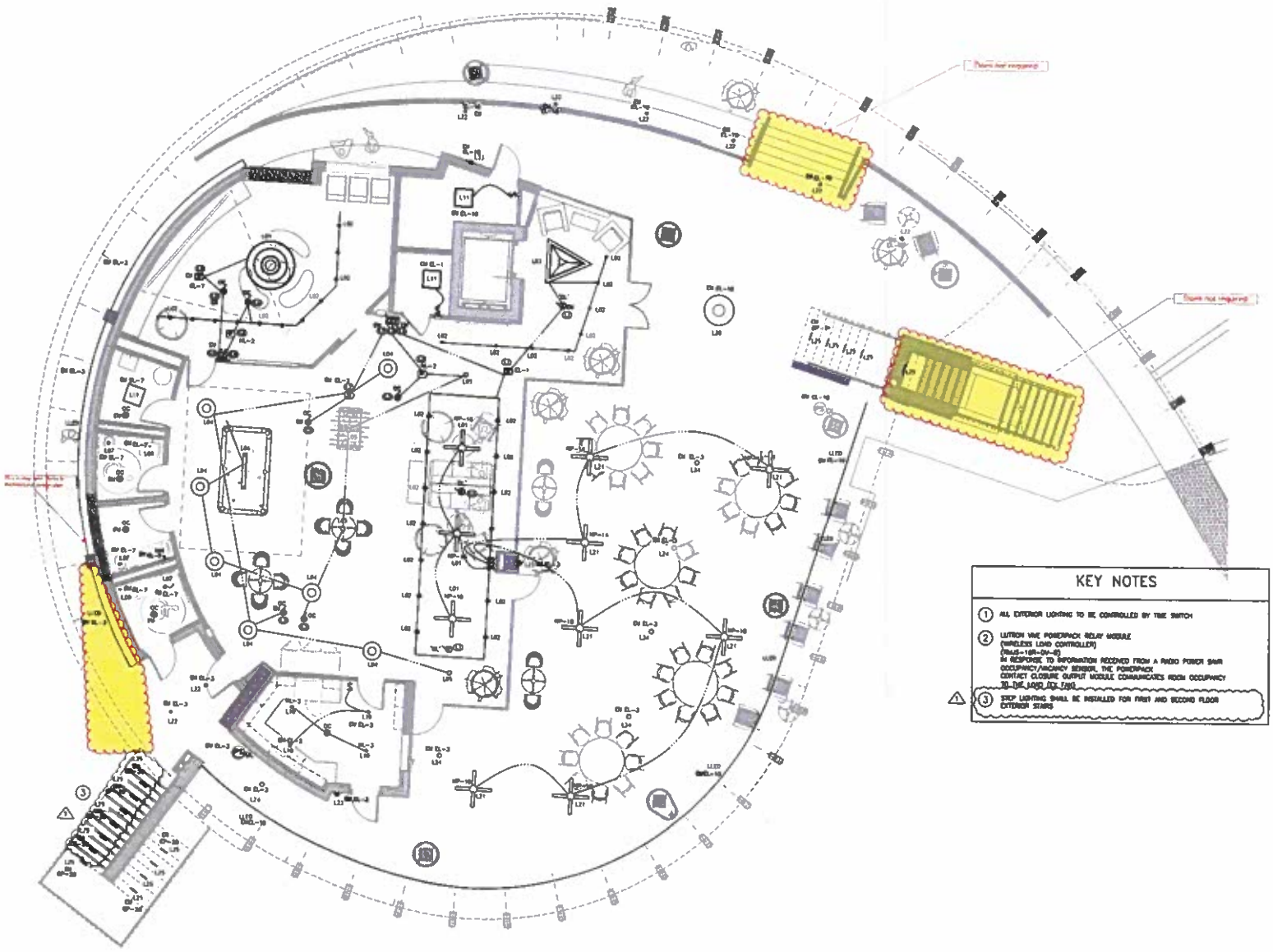
TOWN OF
GOLDEN BEAC

ENGINEERING
CONSULTANTS

LIGHTING
2nd FLOOR

E-501

EOR Response



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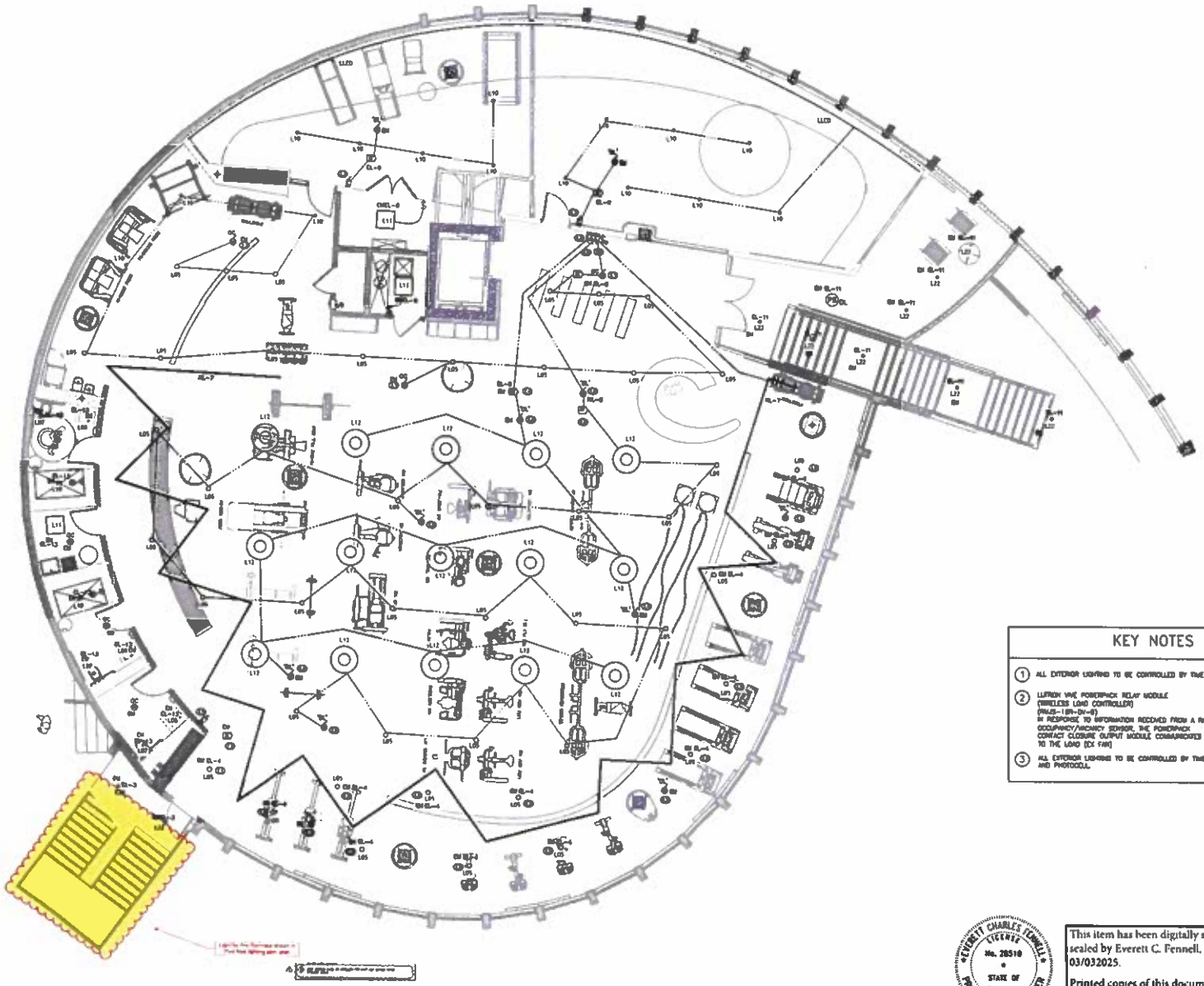
ENGINEERIN
CONSULTANT

LIGHTING
1st FLOOR

E-500

EOR Response



KEY NOTES

1. ALL EXTERIOR LIGHTING TO BE CONTROLLED BY TIME SWITCH
2. LUTRON VIVE POWERPACK RELAY MODULE (WIRELESS LOAD CONTROLLER) (RMJS-10R-DV-0) IN RESPONSE TO INFORMATION RECEIVED FROM A RADIO POWER SAVR OCCUPANCY/VACANCY SENSOR, THE POWERPACK CONTACT CLOSURE OUTPUT MODULE COMMUNICATES ROOM OCCUPANCY TO THE LOAD (EX FAN)
3. ALL EXTERIOR LIGHTING TO BE CONTROLLED BY TIME SWITCH AND PHOTOCELL

EVERETT CHARLES FENNELL LICENSE No. 28510 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Everett C. Fennell, PE on 03/032025.

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DEMPSE DESIGN

WELLNES CENTER

TOWN OF GOLDEN BEAC

ENGINEERING CONSULTANTS

LIGHTING 2nd FLOOR

E-501

JOHN BELL CONSTRUCTION

POTENTIAL CHANGE ORDER

OWNER ■
ARCHITECT ■
CONTRACTOR ■
FIELD ▭
OTHER

AIA DOCUMENT G701

PROJECT:	Golden Beach Wellness Center 1 Golden Beach Drive Golden Beach, FL 33160	PCO #: DATE:	24 L22 Fixture 1/29/2026
		NTP #02:	7/14/2025
		Original Substantial Completion Date:	7/24/2026
CONTRACTOR:	John Bell Construction 4000 SW 60th Court Miami, FL 33155	CONTRACT FOR:	Golden Beach Wellness Center 1 Golden Beach Drive Golden Beach, FL 33160

Not valid until signed by the Owner, Architect and Contractor.

The original Contract Sum was			$ 5,272,660.94
The Costs Associated with this Change Order are:			$ 6,624.64
1 Electrical - L22 Fixture		$ 6,624.64	
Insurance (GL & Workers Comp)	1.0%		$ 66.25
Standard Overhead & Management Fee	14.0%		$ 927.45
Bond Cost	2.0%		$ 132.49
The Contract Sum will be increased by this Change Order in the amount of			$ 7,750.83
This change order will increase Substantial Completion by			5 days

NOTE: This summary does not reflect changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Construction Change Directive.

Eric Dempsey	John Bell Construcion, Inc	Town of Golden Beach
ARCHITECT	CONTRACTOR	CONTRACTED
700 S. Rosemary Ave, Suite 401, West Palm Beach, FL 33401	4000 SW 60th Court, Miami FL 33155	100 Ocean Blvd, Golden Beach, FL 33160
Address	ADDRESS	ADDRESS
	Adrian Gonzalez	
BY	BY	BY
SIGNATURE	SIGNATURE	SIGNATURE
DATE	1/29/2026 DATE	DATE

AIA DOCUMENT G701 CHANGE ORDER 1987 EDITION - AIA REGISTERED - COPYRIGHT 1987 THE AMERICAN INSTITUTE OF ARCHITECTS, 1735 NEW YORK AVE., N. W., WASHINGTON, D. C. 20006

G701-1987

JOHN BELL
CONSTRUCTION

GOLDEN BEACH WELLNESS CENTER

PCO #025 Electrical Revisions

This change order is for additional electrical work resulting from revised design and site requirements. The relocation of the FPL transformer required extending the feeder routing to the main distribution panel. Additional junction boxes were added for motorized curtains, and new light fixtures were added on the first floor, including fixtures for fans. Due to the project's coastal location, exterior light fixtures require marine-grade protective coatings, and some pendant fixtures are being modified with rigid supports to prevent movement from wind. These changes were not included in the original contract and require additional labor and materials.

APPROVED
ARB

JOHN BELL CONSTRUCTION

POTENTIAL CHANGE ORDER

OWNER ■
ARCHITECT ■
CONTRACTOR ■
FIELD ▭
OTHER —

AIA DOCUMENT G701

PROJECT:	Golden Beach Wellness Center 1 Golden Beach Drive Golden Beach, FL 33160	**PCO #:** **DATE:**	25 Electrical Revisions 1/22/2026
		NTP #02:	7/14/2025
		Original Substantial Completion Date:	7/24/2026
CONTRACTOR:	John Bell Construction 4000 SW 60th Court Miami, FL 33155	**CONTRACT FOR:**	Golden Beach Wellness Center 1 Golden Beach Drive Golden Beach, FL 33160

Not valid until signed by the Owner, Architect and Contractor.

The original Contract Sum was			$ 5,272,660.94
The Costs Associated with this Change Order are:			$ 27,051.60
1 Electrical Revisions		$ 27,051.60	
Insurance (GL & Workers Comp)	1.0%		$ 270.52
Standard Overhead & Management Fee	14.0%		$ 3,787.22
Bond Cost	2.0%		$ 541.03
The Contract Sum will be increased by this Change Order in the amount of			$ 31,650.37
This change order will increase Substantial Completion by			5 days

NOTE: This summary does not reflect changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Construction Change Directive.

Eric Dempsey	John Bell Construcion, Inc	Town of Golden Beach
ARCHITECT	CONTRACTOR	CONTRACTED
700 S. Rosemary Ave, Suite 401, West Palm Beach, FL 33401	4000 SW 60th Court, Miami FL 33155	100 Ocean Blvd, Golden Beach, FL 33160
Address	ADDRESS	ADDRESS
	Adrian Gonzalez	
BY	BY	BY
SIGNATURE	SIGNATURE	SIGNATURE
	1/22/2026	
DATE	DATE	DATE

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G701-1987

10753 NE 3rd Ct, Miami, FL 33161
Ph.305.965-4610 Fax.786-953-8719
DLD ELECTRICAL CONTRACTOR
Electrical Contractor State # EC13013062
Dedication-Loyalty-Diligence
It is our commitment to you.

PROPOSAL **CHANGE ORDER # 4** **2502-01**

Date: January 22, 2026
To: John Bell Construction
Project: Golden Beach Wellness Center
Address: 1 Golden Beach Drive, Golden Beach, FL 33160

Description of Work

E-001 ELECTRICAL SITE PLAN

As a result of the revised location of the Florida Power & Light Company (FPL) transformer designated to serve the project, as shown on Electrical Site Plan E-001, the electrical feeder routing increased by approximately fifty (50) additional linear feet. Photos 1 and 2 illustrate the last revision plan (Revision 5) and the previous revision (Revision 4) respectively, clearly showing the difference in feeder routing distances. This change was not anticipated in the original contract documents and requires additional labor and materials beyond the original scope of work. Accordingly, this condition warrants a Change Order.

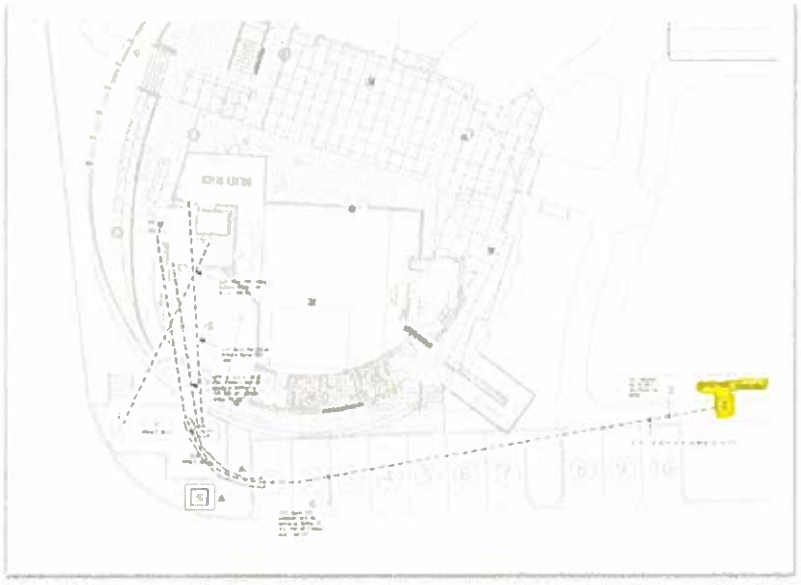

Photo 1. Electrical Site Plan E-001. Revision 5.

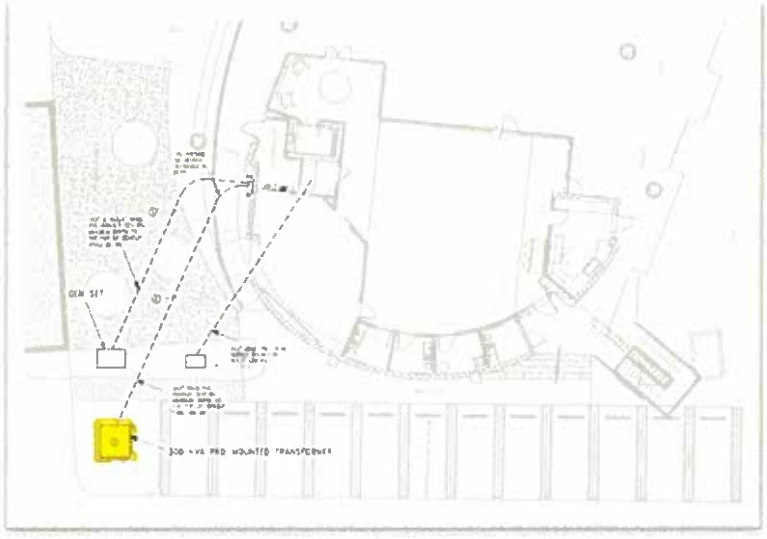

Photo 2. Electrical Site Plan E-001. Revision 4.

Scope of Work.

- Furnish and install Raceway and wiring from utility company's transformer to Panel MDP (2 sets of 4-350 MCM CU in 3"C , 2" empty conduit) 50' Max.
  LABOR AND MATERIAL----------$9,848.98

E-101 ELECTRICAL 2nd FLOOR

- As a result of the newly added junction boxes for the motorized curtains, as indicated on the Electrical 2nd Floor in the most recent plan revision (Revision 4), additional labor and materials not included in the original contract scope are required, thereby warranting a Change Order.



Photo 3. Electrical 2nd Floor – E101. Revision 4.

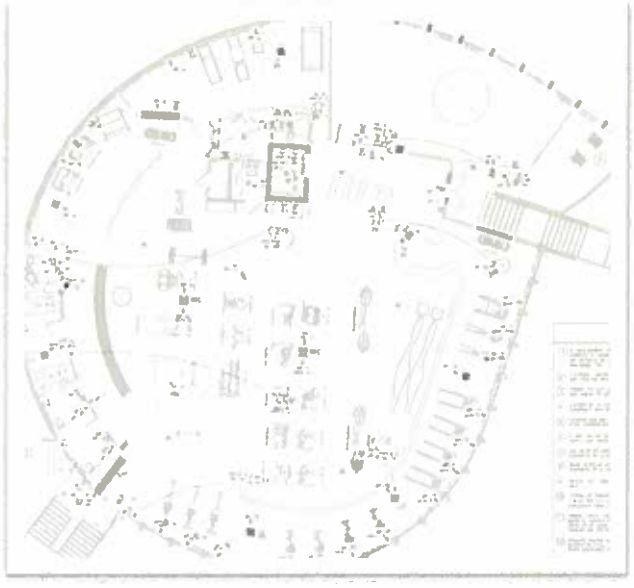

Photo 4. Electrical 2nd Floor – E101. Revision 2.

Scope of Work.

- Furnish and Install (7) junction boxes designed for Curtains.
  LABOR AND MATERIAL----------$2,862.00

E-500 LIGHTING 1st FLOOR

In the latest plan revision (Revision 6), six (6) additional light fixtures were added on Electrical Plan E-500 – Lighting 1st Floor: three (3) L04, one (1) L12, and two (2) L02. These fixtures were not included in the original contract documents and require additional labor and materials beyond the original scope of work, thereby warranting a Change Order.



Photo 5. Lighting 1st Floor – E500 – Revision 6.



Photo 6. Lighting 1st Floor – E500 – Revision 5.

Scope of Work.

- Furnish and install (3) light type L04.
- Furnish and install (1) light type L12.
- Furnish and install (2) light type L02.

LABOR AND MATERIAL----------$1,135.00
LIGHTING PACKAGE ----------$5,471.20
TOTAL----------$6,606.2

E-500 LIGHTING 1st FLOOR

This Change Order covers the furnishing of ten (10) light fixtures, consisting of L01 and L21 (fans), only. Installation labor was previously charged under a separate scope and is therefore excluded from this Change Order and a credit in the amount of $2,253.80 is being applied for the furnishing of the previously light fixtures (fans).

Scope of Work.

- Furnish (10) light type L01 and L21 (Fans).

LIGHTING PACKAGE----------$5,996.30
CREDIT ---------- -$2,153.80
TOTAL----------$3,842.50

E-500 LIGHTING 1st FLOOR AND E-501 LIGHTING 2nd FLOOR

Due to the project's location in Golden Beach and its proximity to the ocean, additional work is proposed to protect the exterior light fixtures L24 (6) and L22 (19) from corrosion. This scope includes the application of a marine-grade protective coating specifically designed for salt-air and coastal environments.

In addition, the L24 (6) light fixture will be modified by replacing the existing chain-hung pendant assembly with rigid support rods. This modification is intended to properly secure the fixture and prevent movement caused by exterior wind conditions.



Photo 7. Lighting 1st Floor – E500 – Revision 5.



Photo 8. Lighting 2nd Floor – E501 – Revision 4.

Scope of Work.

- Marine grade paint fee (19) light type L22.
- Marine grade paint fee (6) light type L24.
- Re-Assemble fee (6) light type L24.

TOTAL----------$3,891.92

This Proposal specifically includes:

- U.L. rated material and labor installed in accordance with the N.E.C. & N.F.P.A

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

LABOR AND MATERIAL----------$13,845.98
LIGHTING PACKAGE ----------$11,467.50
RE-ASSEMBLE AND MARINE GRADE----------$3,891.92
CREDIT ---------- -$2,153.80
TOTAL----------$27,051.60

Payments to be made as
This price does not include payment of the permit.

- Work to be performed during/after normal business hours
-Fire stopping, sealing of walls, floor or roof penetrations, patch and painting by others.
-Any request for work not specified in this scope and with considerable price will represent a change order.

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and hereby accepted.
You are authorized to do the work as specified above.
Payments to be made as follows: **- Progressive Payment.**

Authorized Signature **Date**

Print Name

Respectfully submitted by:

Alexander B. Lopez
Owner
DLD-Electrical Contractor LLC
305-965-4610
A.lopez@dldelectricalcontractor.com

JOHN BELL
CONSTRUCTION

GOLDEN BEACH WELLNESS CENTER

PCO #029.1 Exterior Wall 2nd Floor

This PCO is for the exterior wall condition identified in RFI #40, which was not fully defined in the contract documents. As noted in the RFI, the wall shown on Sheet A113 did not have an identified wall type, and the required framing and structural design were not shown on Sheets S102 and S102R at the time the issue was identified. The design team later clarified through the RFI response that this was to be a light-gauge structural steel framed wall with tube steel reinforcement, and the structural engineer subsequently provided the locations and sizing of the required tube steel columns/posts. JBC was then required to obtain engineering and complete the framing design necessary to construct this condition. This resulted in added cost for 12 ga framing material, engineering, steel posts/columns, and storefront remobilization so the omitted panel installation could be completed after the required design clarification was issued.

JOHN BELL CONSTRUCTION

POTENTIAL CHANGE ORDER

OWNER ■
ARCHITECT ■
CONTRACTOR ■
FIELD ▭
OTHER ▭

AIA DOCUMENT G701

PROJECT:	Golden Beach Wellness Center 1 Golden Beach Drive Golden Beach, FL 33160	**PCO #:** **DATE:**	29.1 Exterior Wall 2nd Floor 4/23/2026
		NTP #02:	7/14/2025
		Original Substantial Completion Date:	7/24/2026
CONTRACTOR:	John Bell Construction 4000 SW 60th Court Miami, FL 33155	**CONTRACT FOR:**	Golden Beach Wellness Center 1 Golden Beach Drive Golden Beach, FL 33160

Not valid until signed by the Owner, Architect and Contractor.

The original Contract Sum was			$ 5,272,660.94
The Costs Associated with this Change Order are:			$ 24,320.00
1 12 GA Framing M&L		$ 18,000.00	
2 Structual Steel Columns M&L		$ 4,650.00	
3 Engineering for 12 GA Framing		$ 3,000.00	
4 Storefront Subcontractor Remobilization		$ 2,000.00	
5 Assumed CMU Wall Credit		$ (3,330.00)	
Insurance (GL & Workers Comp)	1.0%		$ 243.20
Standard Overhead & Management Fee	14.0%		$ 3,404.80
Bond Cost	2.0%		$ 486.40
The Contract Sum will be increased by this Change Order in the amount of			$ 28,454.40
This change order will increase Substantial Completion by			0 days

NOTE: This summary does not reflect changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Construction Change Directive.

Eric Dempsey	John Bell Construcion, Inc	Town of Golden Beach
ARCHITECT	CONTRACTOR	CONTRACTED
700 S. Rosemary Ave, Suite 401, West Palm Beach, FL 33401	4000 SW 60th Court, Miami FL 33155	100 Ocean Blvd, Golden Beach, FL 33160
Address	ADDRESS	ADDRESS
	Jay Castellanos	
BY	BY	BY
SIGNATURE	SIGNATURE	SIGNATURE
DATE	4/23/2026 DATE	DATE

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JOHN BELL CONSTRUCTION

Project: Golden Beach Wellness Center
1 Golden Beach Drive
Golden Beach, Florida 33160

RFI #40: Exterior Wall Type and Structural Clarification

Revision	0	**Status**	Closed on 02/09/26
To	Rob Jones (Jezerinac Group) Eric Dempsey (ERIC DEMPSEY ARCHITECT, LLC) Alexander Diaz (Town of Golden Beach) Sean Compel (Compeling Solution)	**From**	Jay Castellanos (John Bell Construction)
Date Initiated	Jan 13, 2026	**Due Date**	Jan 16, 2026
Location		**Project Stage**	Course of Construction
Cost Impact	Yes (Unknown)	**Schedule Impact**	TBD
Spec Section		**Cost Code**	
Drawing Number		**Reference**	
Linked Drawings			
Received From	Jay Castellanos (John Bell Construction)		
Copies To	Jay Castellanos (John Bell Construction), Sean Compel (Compeling Solution), Eric Dempsey (ERIC DEMPSEY ARCHITECT, LLC), Alexander Diaz (Town of Golden Beach), Linda Epperson (Town of Golden Beach), Albert Faz (John Bell Construction), Adrian Gonzalez (John Bell Construction), Dario Gonzalez (Town of Golden Beach), Maria Herrera (John Bell Construction), Ronald Jezerinac (Jezerinac Group), Rob Jones (Jezerinac Group), Skylar Mahaffey (Jezerinac Group), Oscar Morejon (John Bell Construction), Kathy O'Leary (Richards O'Leary Design Associates), Lissett Rovira (Town of Golden Beach), Gina Santibanez (John Bell Construction), Steve Smith (Craig A Smith & Associates), Carlos Somoza (Carlos Somoza Landscape Architecture)		

Activity

Question

Question from Jay Castellanos John Bell Construction *on Tuesday, Jan 13, 2026 at 05:12 PM EST*

Please see attached Sheets A113, S102, and S102R and refer to the exterior wall clouded in yellow.

The exterior wall shown on Sheet A113 does not have an identified wall type, and this wall is not shown or referenced on the structural drawings (Sheets S102 and S102R). Please confirm the intended wall type, including framing/material requirements, and provide the associated structural design and details for this wall.

Attachments
RFI #040 Exterior Wall Type and Structural Clarification.pdf

Official Response

Response from Rob Jones Jezerinac Group *on Wednesday, Jan 28, 2026 at 08:50 AM EST*

Refer to attached sheet S102R for framing.

Attachments
20260128 Golden Beach Wellness Center_JG_S102R.pdf

All Replies

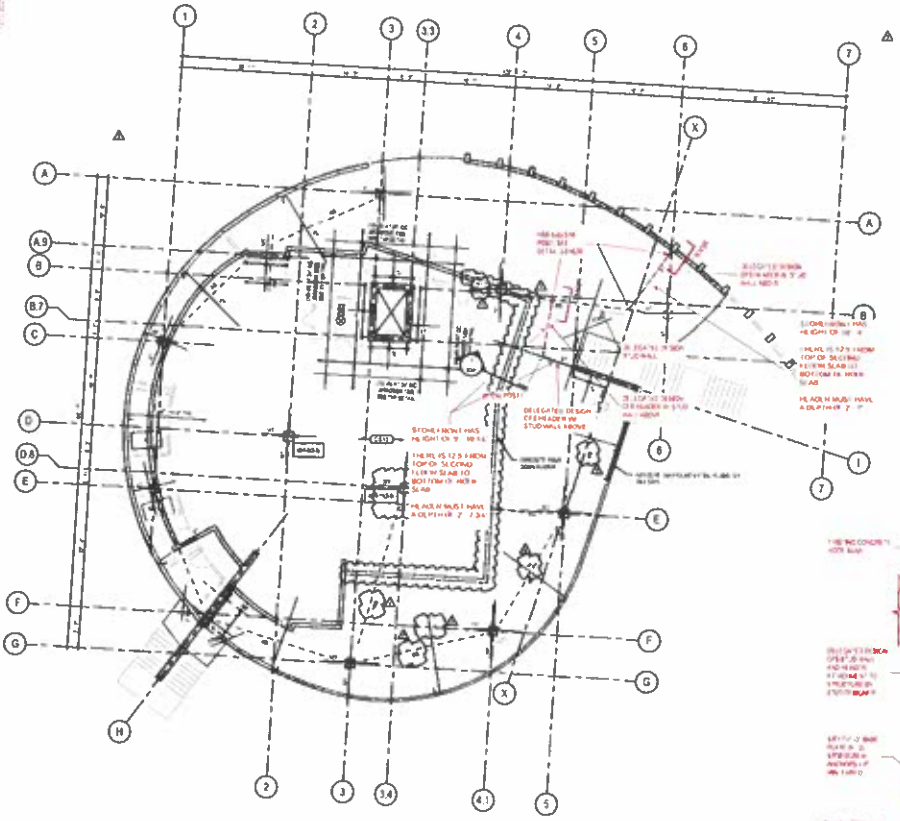
Response from Rob Jones Jezerinac Group *on Wednesday, Jan 28, 2026 at 08:50 AM EST*

Refer to attached sheet S102R for framing.

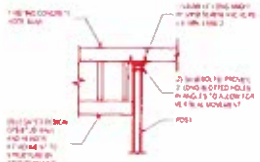
Attachments
20260128 Golden Beach Wellness Center_JG_S102R.pdf

Response from Eric Dempsey ERIC DEMPSEY ARCHITECT, LLC *on Monday, Jan 26, 2026 at 02:18 PM EST*

The exterior wall clouded on Sheet A113 is intended to be a light-gauge structural steel framed wall with tube steel reinforcement as required.
The Structural Engineer will provide the locations and sizing of any required tube steel columns associated with the primary structural system.



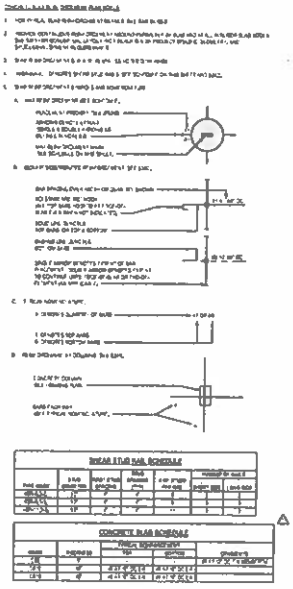
1 / S102R SECOND FLOOR REINFORCEMENT PLAN



DETAIL 1/S102R



DETAIL 2/S102R



SHEAR STUD BAR SCHEDULE

CONCRETE SLAB SCHEDULE

JEZERINAC

100% CONSTRUCTION DOCUMENTS

DEMPSEY DESIGN

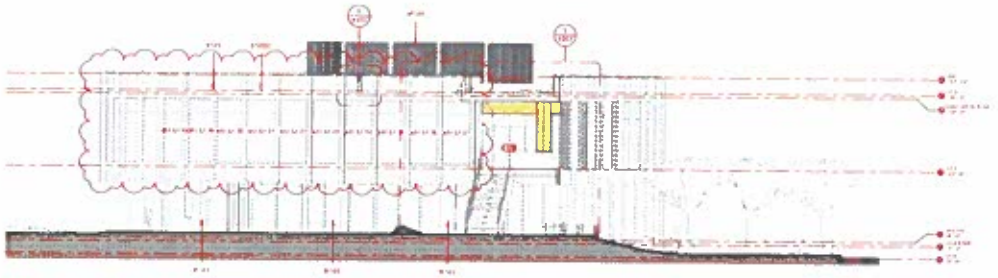
WELLNESS CENTER

TOWN OF GOLDEN BEACH

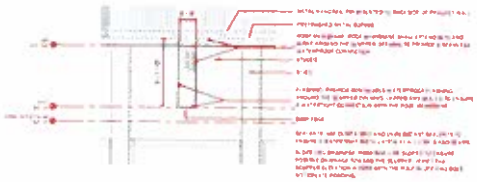
04/02/2025

SECOND FLOOR REINFORCEMENT PLAN

S102R



1 _EXTERIOR ELEVATION



2 _EXTERIOR ELEVATION - Callout 1

DEMPSEY DESIGN

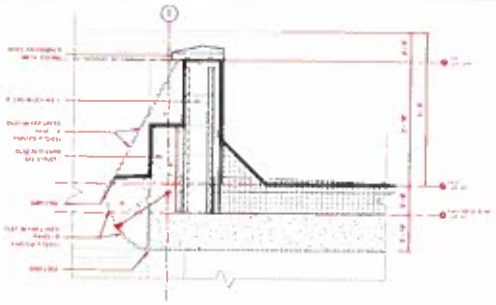
WELLNESS CENTER

TOWN OF GOLDEN BEACH

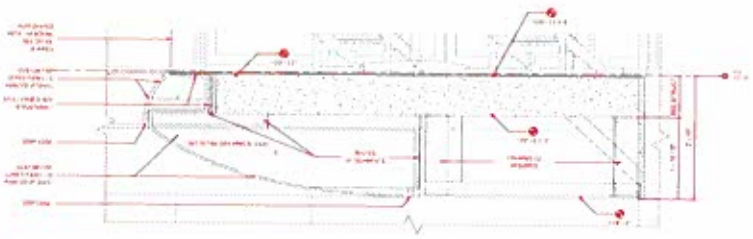
EXTERIOR ELEVATIONS

A202

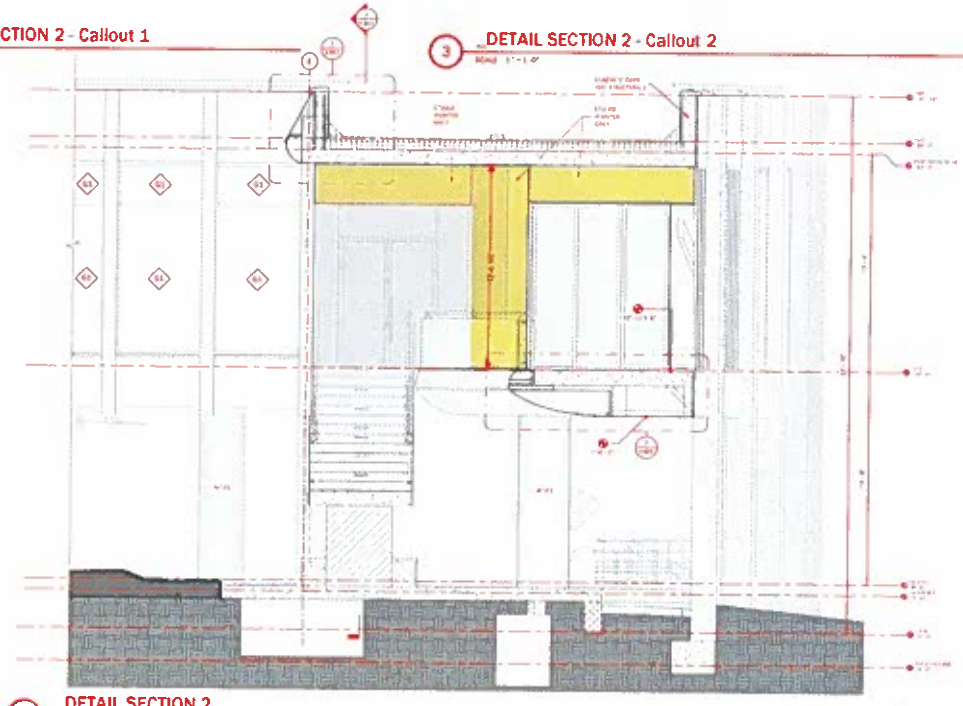
100% CONSTRUCTION DRAWINGS



2 _DETAIL SECTION 2 - Callout 1



3 _DETAIL SECTION 2 - Callout 2



1 _DETAIL SECTION 2

100% CONSTRUCTION DRAWINGS

DEMPSEY DESIGN

WELLNESS CENTER

TOWN OF GOLDEN BEACH

DETAIL SECTION 2

A302

JOHN BELL
CONSTRUCTION

Golden Beach Wellness Center

PCO #030 – Fire Sprinkler Exterior Work

This PCO is for fire sprinkler work that was not included in John Bell Construction's original contract amount. At time of bid, the project did not include civil drawings for exterior utility and fire service coordination, and no fire protection drawings had been issued for bidding. Accordingly, John Bell Construction's proposal expressly excluded underground and exterior fire sprinkler work, including tapping and backflow scope, and carried only the interior fire sprinkler scope in the bid amount.

Once the civil drawings were received and the fire sprinkler shop drawings progressed to a point where the exterior scope could be quantified, John Bell Construction obtained pricing for the underground incoming main, backflow preventer, and associated exterior fire sprinkler work. This PCO is being issued at this time so that the cost of that scope can be incorporated without further delay, although the fire sprinkler shop drawings remain under review.

JOHN BELL CONSTRUCTION

POTENTIAL CHANGE ORDER

AIA DOCUMENT G701

OWNER
ARCHITECT
CONTRACTOR
FIELD
OTHER

PROJECT:	Golden Beach Wellness Center 1 Golden Beach Drive Golden Beach, FL 33160	**PCO #:** **DATE:** **DATE OF COMMENCEMENT:** **CONTRACT DATE:**	030 Fire Sprinkler Exterior Work 4/20/2026 TBD NTP #01 -
CONTRACTOR:	John Bell Construction 4000 SW 60th Court Miami, FL 33155	**CONTRACT FOR:**	Golden Beach Wellness Center 1 Golden Beach Drive Golden Beach, FL 33160

Not valid until signed by the Owner, Architect and Contractor.

The original Contract Sum was			$ 5,272,660.94
The Costs Associated with this Change Order are:			$ 51,639.00
1 Fire sprinkler exterior work		$ 35,979.00	
2 Additional Sprinkler Heads (36)		$ 15,660.00	
Insurance (GL & Workers Comp)	1.0%		$ 516.39
Standard Overhead & Management Fee	14.0%		$ 7,229.46
Bond Cost	2.0%		$ 1,032.78
The Contract Sum will be increased by this Change Order in the amount of			$ 60,417.63
The Contract Time will be increased by			5 days
The date of Substantial Completion as of the date of this Change Order therefore is			TBD

NOTE: This summary does not reflect changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Construction Change Directive.

Eric Dempsey	John Bell Construcion, Inc	Town of Golden Beach
ARCHITECT	CONTRACTOR	CONTRACTED
700 S. Rosemary Ave, Suite 401, West Palm Beach, FL 33401	4000 SW 60th Court, Miami FL 33155	100 Ocean Blvd, Golden Beach, FL 33160
Address	ADDRESS	ADDRESS
	Jay Castellanos	
BY	BY	BY
SIGNATURE	SIGNATURE	SIGNATURE
DATE	4/20/2026 DATE	DATE

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G701-1987

Century Fire, Inc.

October 02, 2025

Sent Via Email: jay@johnbellconstruction.com

John Bell Construction, Inc.
4000 SW 60th Ct.
Miami, FL 33155

Re: Golden Beach Wellness Center - Underground

We are pleased to submit our price to supply and install new fire sprinkler head protection at the above-referenced location. Our price is based on and limited to the following scope of work outlined below.

PRICE FOR UNDERGROUND INCOMING MAIN

1. Commence work from the new tap and new tapping valve supplied and installed by City and paid to City by owner. This work is not included in our price.
2. Supply & install **40"** of **6"** PVC-C900-Blue Brute pipe complete with mechanical restraint type fittings.
3. Supply and install a new **6"** In-line Fire Department connection, Backflow Preventer **6"** complete with all components.
4. Excavation, backfill with native/organic soil materials to rough grade using the same soil as excavated, compaction **not included**.
5. **No** new soil, concrete pad, cutting, patching, de-watering, chlorination or special permits other than Fire Department permits, are included in this quotation. If any of these items shall be requested, it will be extra to our price below.

TOTAL PRICE: $35,979.00

Price is valid for (15) fifteen days due to material increase by suppliers without notice.

PAYMENT TERMS: *Net 30 days from Century Fire's invoice date. Accounts overdue will be charged 3% per month. Billing will be based on AIA. Price is valid for (30) thirty days due to material increase by suppliers without notice.*

Exclusions: This Agreement does not include any work or cost not expressly stated in Century Fire Protection ("Subcontractor's) scope of work, as contained within this document. Subcontractor shall only be responsible for its scope of work, as contained within this document, and shall not be responsible for the integrity of any existing fire sprinkler system(s) or any components thereof. All permits, inspection and/or re-inspection fees, impact fees, overtime and/or special-event inspections to be paid by owner and are not included.

Century Fire, Inc.

Revised April 7, 2026
March 6, 2026

Sent Via Email: jay@johnbellconstruction.com

John Bell Construction, Inc.
4000 SW 60th Ct.
Miami, FL 33155

Re: Golden Beach Wellness Center C.O. #1

We are pleased to submit our price to install **thirty-six (36)** extra fire sprinkler heads in the overhang and outside canopy. Our price includes material and labor.

Cost Breakdown:

Materials:	$5,553.60
Labor:	$10,106.40

TOTAL PRICE: $15,660.00

PAYMENT TERMS: *Net 30 days from Century Fire's invoice date. Accounts overdue will be charged 3% per month. Billing will be based on AIA. Price is valid for (30) thirty days due to material increase by suppliers without notice.*

Exclusions: This Agreement does not include any work or cost not expressly stated in Century Fire Protection ("Subcontractor's) scope of work, as contained within this document. Subcontractor shall only be responsible for its scope of work, as contained within this document, and shall not be responsible for the integrity of any existing fire sprinkler system(s) or any components thereof. All permits, inspection and/or re-inspection fees, impact fees, overtime and/or special-event inspections to be paid by owner and are not included.

John Bell Construction, Inc. shall take all necessary precautions to ensure the safety of persons and property and to protect them from damage, injury, or loss during the course of the work to be performed hereunder. Subcontractor shall not be liable for any damages that may occur to persons or property as a result of **John Bell Construction, Inc.** failure to take the necessary precautions to ensure the safety and protection of persons and/or property during the course of the work to be performed by Subcontractor hereunder.

Limitation of Liability: In no event shall Subcontractor be liable to **John Bell Construction, Inc.** for indirect, incidental or consequential damages resulting from Subcontractor's performance, nonperformance or delay in performance of its obligations under this Agreement, or from Subcontractor's delay, termination (with or without cause) or suspension of the work to be provided under this Agreement.

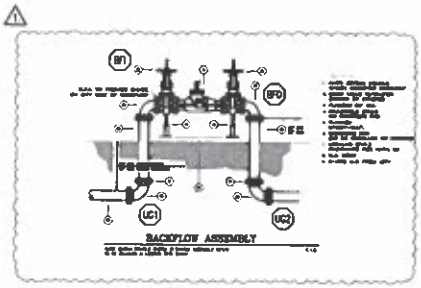
Entire Agreement; Amendments; No Waiver: This Agreement sets out the entire agreement between the parties relating to the subject-matter hereof, and supersedes any existing agreement between the parties relating to such subject-matter. This Agreement may not be amended except by a written document executed by each party. The failure by either party to insist upon strict performance of any of the provisions of this Agreement shall in no way constitute a waiver of its rights under this Agreement, at law or in equity, or a waiver of any other provisions or subsequent default by the other party in the performance of or compliance with any of the terms of this Agreement.

JOHN BELL
CONSTRUCTION

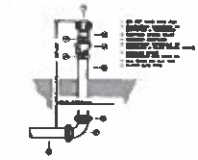
BID QUALIFICATIONS & ASSUMPTIONS

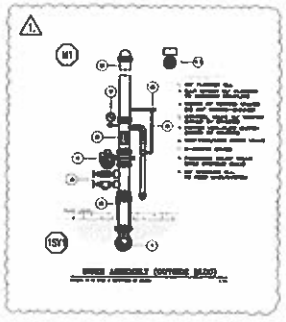
1. All General Conditions and General Requirements costs included in this Bid Amount are only associated with the scope of work in this Request for Proposal. We have not included any General Conditions and General Requirements costs associated with Sitework, Civil, Exterior Underground, Landscaping, Irrigation, etc.
2. Piles scope of work is based on the Geotechnical Report sent to us in Addendum #5.
3. Sitework is excluded per Town of Golden Beach Directive.
4. Civil work is excluded per Town of Golden Beach Directive.
5. Underground and Exterior Fire Sprinkler work, Tapping, Backflows, etc. is excluded per Town of Golden Beach Directive. Only the Interior Fire Sprinkler scope of work is included in our Bid Amount per Town of Golden Beach Directive.
6. Allowance for Solid Surface Countertops is $1,000.00 per Slab.
7. Windows and Exterior Doors quoted are a Storefront System.
    a. ES Windows Series 8000 & 9000.
    b. 2605 Bronze Kynar Finish.
    c. Clear & Tinted Gray Glass.
    d. Laminated & Laminated/Insulated Glass.
8. Toilet/Bathroom Accessories Material and Installation is excluded as is marked "Special Equipment" and Equipment was to be excluded per Town of Golden Beach Directive.
9. Roller Shades are Electric, SOMFY 506 Series.
10. Appliances, Equipment, and Furniture is excluded per Town of Golden Beach Directive.

UNDERGROUND NOTES



BACKFLOW ASSEMBLY


FIRE DEPT. CONN ASSEMBLY



RISER ASSEMBLY (OUTSIDE BASE)

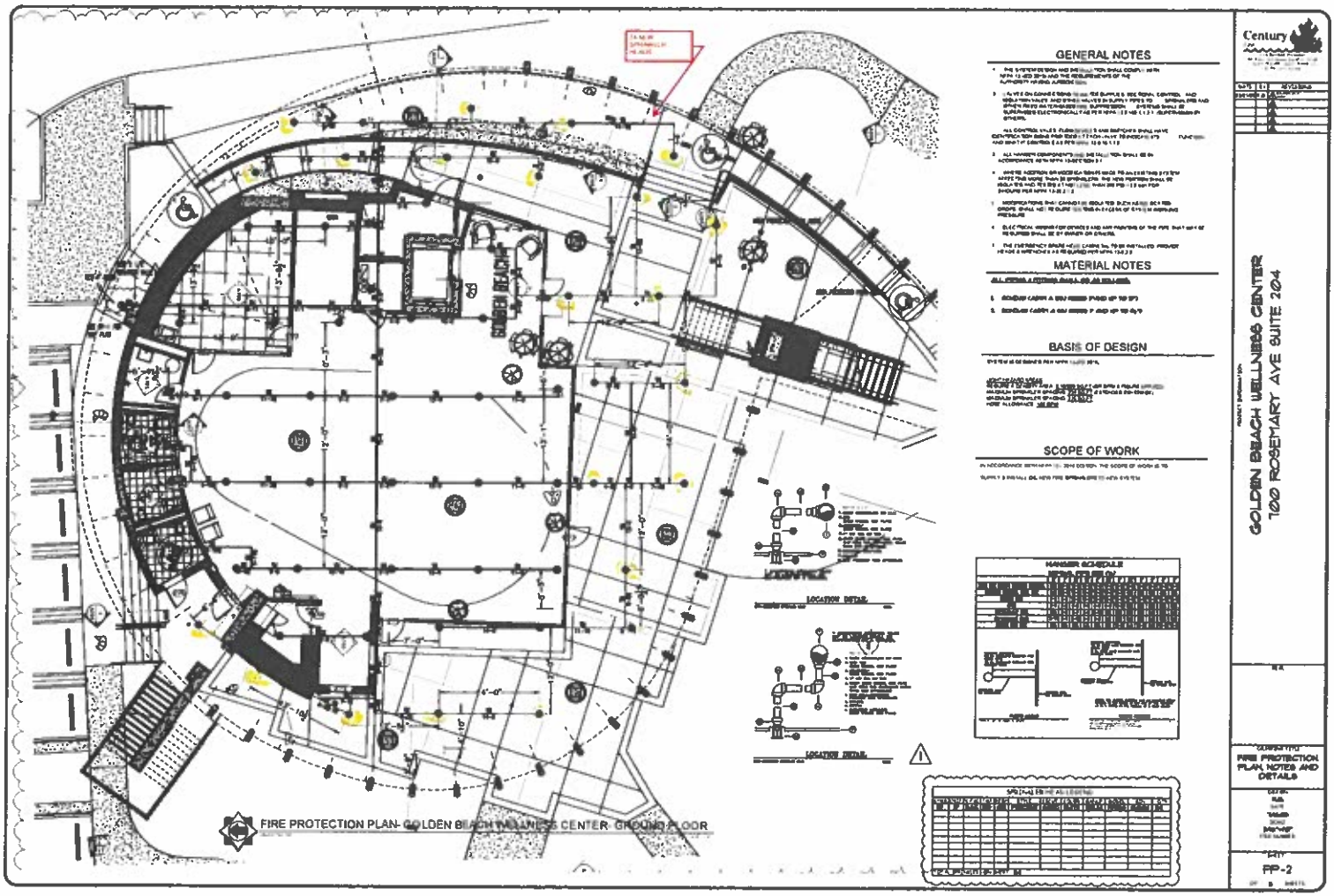
FIRE PROTECTION PLAN- SITE PLAN

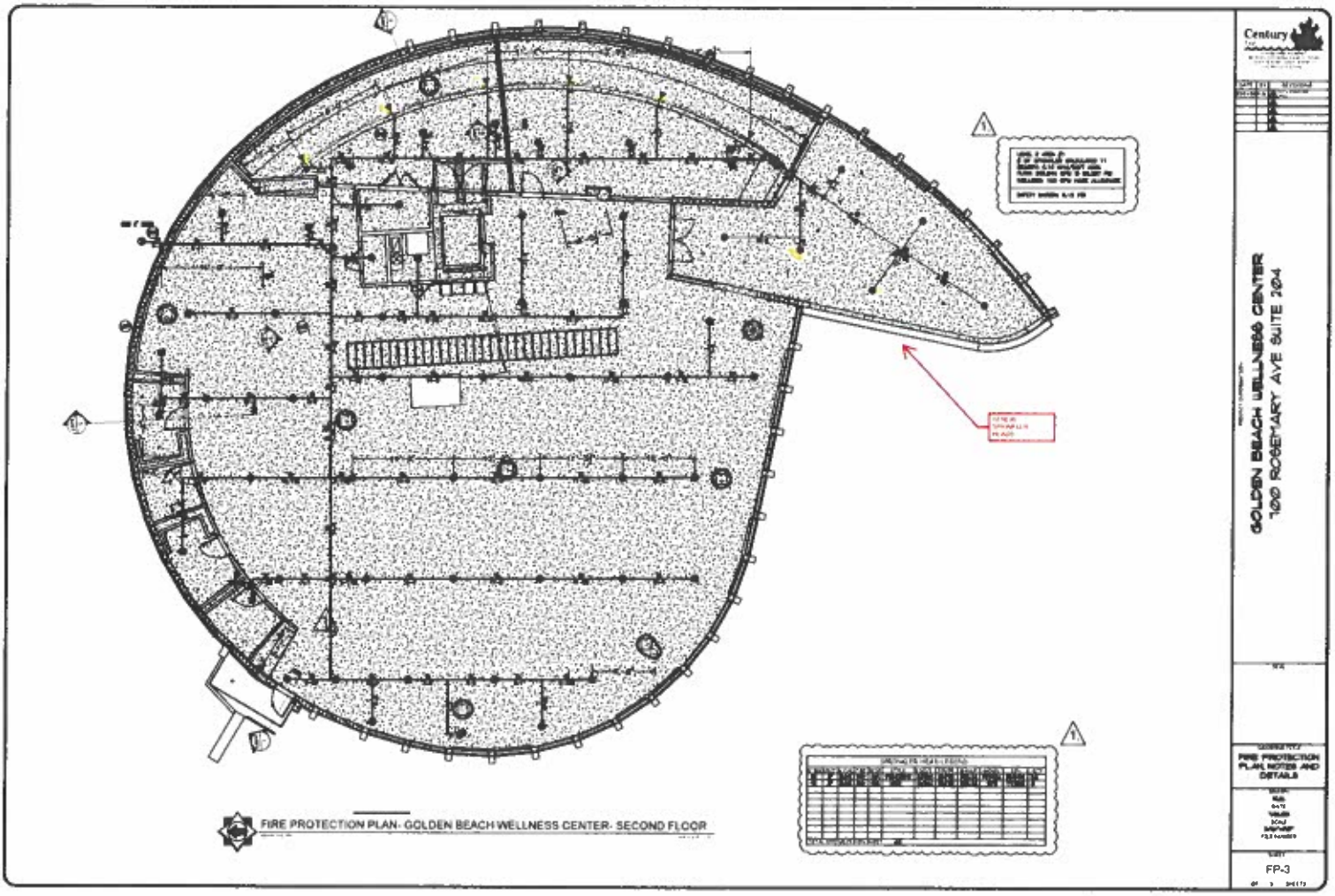
Century

GOLDEN BEACH WELLNESS CENTER
100 ROSEMARY AVE SUITE 204

FIRE PROTECTION PLAN, NOTES AND DETAILS

FP-1


GENERAL NOTES
MATERIAL NOTES
BASIS OF DESIGN
SCOPE OF WORK
HANGER SCHEDULE
FIRE PROTECTION PLAN- GOLDEN BEACH WELLNESS CENTER GROUND FLOOR
GOLDEN BEACH WELLNESS CENTER
100 ROSEMARY AVE SUITE 204
FIRE PROTECTION PLAN, NOTES AND DETAILS
FP-2


Century
GOLDEN BEACH WELLNESS CENTER
100 ROBERT ARY AVE SUITE 204
FIRE PROTECTION PLAN, NOTES AND DETAILS
FP-3
FIRE PROTECTION PLAN- GOLDEN BEACH WELLNESS CENTER- SECOND FLOOR

JOHN BELL
CONSTRUCTION

GOLDEN BEACH WELLNESS CENTER

PCO #032 Elevator Electrical Additions

This Potential Change Order (PCO) is issued for additional electrical work at Elevator 1 required by updated manufacturer guidelines. These items were not included in the original contract or scope of work.

The scope includes the installation of new lighting, disconnects, a switch, a smoke detector, and data outlets in the elevator pit and overhead, as required to meet the manufacturer's technical requirements.

This PCO represents an increase in scope, labor, and materials necessary to comply with the updated specifications.

JOHN BELL CONSTRUCTION

POTENTIAL CHANGE ORDER

OWNER ■
ARCHITECT ■
CONTRACTOR ■
FIELD —
OTHER —

AIA DOCUMENT G701

PROJECT:	Golden Beach Wellness Center 1 Golden Beach Drive Golden Beach, FL 33160	**PCO #:** **DATE:**	32 2/24/2026
		NTP #02:	7/14/2025
		Original Substantial Completion Date:	7/24/2026
CONTRACTOR:	John Bell Construction 4000 SW 60th Court Miami, FL 33155	**CONTRACT FOR:**	Golden Beach Wellness Center 1 Golden Beach Drive Golden Beach, FL 33160

Not valid until signed by the Owner, Architect and Contractor.

The original Contract Sum was			$ 5,272,660.94
The Costs Associated with this Change Order are:			$ 8,095.00
1 Electrical - Elevator Additions		$ 8,095.00	
Insurance (GL & Workers Comp)	1.0%		$ 80.95
Standard Overhead & Management Fee	14.0%		$ 1,133.30
Bond Cost	2.0%		$ 161.90
The Contract Sum will be increased by this Change Order in the amount of			$ 9,471.15
This change order will increase Substantial Completion by			5 days

NOTE: This summary does not reflect changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Construction Change Directive.

Eric Dempsey	John Bell Construcion, Inc	Town of Golden Beach
ARCHITECT	CONTRACTOR	CONTRACTED
700 S. Rosemary Ave, Suite 401, West Palm Beach, FL 33401	4000 SW 60th Court, Miami FL 33155	100 Ocean Blvd, Golden Beach, FL 33160
Address	ADDRESS	ADDRESS
	Jay Castellanos	
BY	BY	BY
SIGNATURE	SIGNATURE	SIGNATURE
	2/24/2026	
DATE	DATE	DATE

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G701-1987

10753 NE 3rd Ct, Miami, FL 33161
Ph.305.965-4610 Fax.786-953-8719
DLD ELECTRICAL CONTRACTOR
Electrical Contractor State # EC13013062
Dedication-Loyalty-Diligence
It is our commitment to you.

PROPOSAL **CHANGE ORDER # 6** 2502-01

Date: February 09, 2026
To: John Bell Construction
Project: Golden Beach Wellness Center
Address: 1 Golden Beach Drive, Golden Beach, FL 33160

Description of Work

Due to new requirements and updated guidelines issued by the elevator companies, additional equipment and materials are now required for Elevator 1. These items were not included in the original contract, as they were not part of the initial scope of work or specifications.

Therefore, this change represents an increase in scope and will require a Change Order for the associated labor and materials.

- Pursuant to the manufacturer's technical requirements, Elevator requires the following electrical equipment and associated installations:

    1. A total of two (2) waterproof fixture lights: one in the Pit and one in the overhead of the elevator.
    2. A total of one (1) single switch: one on the overhead the Elevator.
    3. One (1) disconnects 1P 15A, with fuses in the Pit of Elevator.
    4. One (1) disconnect 3P 30A with fuse in the Pit of Elevator.
    5. One (1) Smoke detector.
    6. Two (2) Data outlet for Camera and Telephone.

Scope of Work.

- Furnish and install two (2) waterproof fixture lights.
- Furnish and install one (1) single switch.
- Furnish and install one (1) disconnect for Elevator 1P 15A.
- Furnish and install one (1) disconnect for Elevator 3P 30A.
- Install Stub-up one (1) fire smoke detector. Wiring and termination by others.
- Install stub-up two (2) data outlets. Wiring and termination by others.

This Proposal specifically includes:

- U.L. rated material and labor installed in accordance with the N.E.C. & N.F.P.A

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

LABOR ----------***$ 3,760.00***
MATERIAL----------***$ 4,335.00***
TOTAL----------***$ 8,095.00***

Payments to be made as
This price does not include payment of the permit.

- Work to be performed during/after normal business hours
-Fire stopping, sealing of walls, floor or roof penetrations, patch and painting by others.
-Any request for work not specified in this scope and with considerable price will represent a change order.

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and hereby accepted.
You are authorized to do the work as specified above.
Payments to be made as follows: **- Progressive Payment.**

Authorized Signature **Date**

Print Name

Respectfully submitted by:
Alexander B. Lopez
Owner
DLD-Electrical Contractor LLC
305-965-4610
A.lopez@dldelectricalcontractor.com

JOHN BELL
CONSTRUCTION

Golden Beach Wellness Center

PCO #033.1 – Plumbing Fixtures

This Proposed Change Order (PCO) represents difference in price between approved plumbing fixtures cost and plumbing fixtures allowance. Per conversation with the client John Bell Constructions is paying half, and Golden Beach is paying the other half.

The following are the supporting documents:

- Proposed Change Order Document.
- PCO#33

JOHN BELL CONSTRUCTION

POTENTIAL CHANGE ORDER

OWNER	■
ARCHITECT	■
CONTRACTOR	■
FIELD	—
OTHER	—

AIA DOCUMENT G701

PROJECT:	Golden Beach Wellness Center 1 Golden Beach Drive Golden Beach, FL 33160	**PCO #:** **DATE:**	33.1 Plumbing Fixtures 3/24/2026
		NTP #02:	7/14/2025
		Original Substantial Completion Date:	7/24/2026
CONTRACTOR:	John Bell Construction 4000 SW 60th Court Miami, FL 33155	**CONTRACT FOR:**	Golden Beach Wellness Center 1 Golden Beach Drive Golden Beach, FL 33160

Not valid until signed by the Owner, Architect and Contractor.

The original Contract Sum was			$ 5,272,660.94
The Costs Associated with this Change Order are:			$ 11,647.86
50% of Proposed Change Order #33 as agreed with the client. See orignial change order on next page.		$ 11,647.86	
Insurance (GL & Workers Comp)	0.0%		$ -
Standard Overhead & Management Fee	0.0%		$ -
Bond Cost	0.0%		$ -
The Contract Sum will be increased by this Change Order in the amount of			$ 11,647.86
This change order will increase Substantial Completion by			5 days

NOTE: This summary does not reflect changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Construction Change Directive.

Eric Dempsey	John Bell Construcion, Inc	Town of Golden Beach
ARCHITECT	CONTRACTOR	CONTRACTED
700 S. Rosemary Ave, Suite 401, West Palm Beach, FL 33401	4000 SW 60th Court, Miami FL 33155	100 Ocean Blvd, Golden Beach, FL 33160
Address	ADDRESS	ADDRESS
	Jay Castellanos	
BY	BY	BY
SIGNATURE	SIGNATURE	SIGNATURE
	3/24/2026	
DATE	DATE	DATE

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G701-1987

JOHN BELL CONSTRUCTION

POTENTIAL CHANGE ORDER

OWNER ■
ARCHITECT ■
CONTRACTOR ■
FIELD —
OTHER —

AIA DOCUMENT G701

PROJECT:	Golden Beach Wellness Center 1 Golden Beach Drive Golden Beach, FL 33160	**PCO #:** **DATE:**	33 Plumbing Fixtures 3/17/2026
		NTP #02:	7/14/2025
		Original Substantial Completion Date:	7/24/2026
CONTRACTOR:	John Bell Construction 4000 SW 60th Court Miami, FL 33155	**CONTRACT FOR:**	Golden Beach Wellness Center 1 Golden Beach Drive Golden Beach, FL 33160

Not valid until signed by the Owner, Architect and Contractor.

The original Contract Sum was			$ 5,272,660.94
The Costs Associated with this Change Order are:			$ 19,910.86
1 Plumbing Fixtures Quote		$ 27,281.77	
2 Plumbing Fixture Allowance		$ (7,370.91)	
Insurance (GL & Workers Comp)	1.0%		$ 199.11
Standard Overhead & Management Fee	14.0%		$ 2,787.52
Bond Cost	2.0%		$ 398.22
The Contract Sum will be increased by this Change Order in the amount of			$ 23,295.71
This change order will increase Substantial Completion by			5 days

NOTE: This summary does not reflect changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Construction Change Directive.

Eric Dempsey	John Bell Construcion, Inc	Town of Golden Beach
ARCHITECT	CONTRACTOR	CONTRACTED
700 S. Rosemary Ave, Suite 401, West Palm Beach, [illegible] 33401	4000 SW 60th Court, Miami FL 331[illegible]	100 Ocean Blvd, Golden Beach, FL 33160
Address	ADDRESS	ADDRESS
	Jay Ca[illegible]llas	
BY	BY	BY
SIGNATURE	[illegible]TURE	SIGNATURE
	3/17/2026	
DATE	DATE	DATE

VOID

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G701-1987

JOHN BELL
CONSTRUCTION

GOLDEN BEACH WELLNESS CENTER

PCO #035 Interior Wood Doors

This PCO originated due to revisions on door schedule from the bid set to the most recent updated drawings (REV-16), and Architect desire to have custom doors that match wood panel instead of pre hung doors.

The Following are the backup documentation for the PCO:

- PCO Breakdown.
- Millwork Subcontractor's quote.
- RFI #43 & RFI #37

JOHN BELL CONSTRUCTION

POTENTIAL CHANGE ORDER

OWNER
ARCHITECT
CONTRACTOR
FIELD
OTHER

AIA DOCUMENT G701

PROJECT:	Golden Beach Wellness Center 1 Golden Beach Drive Golden Beach, FL 33160	**PCO #:** **DATE:**	35 Interior Doors 4/20/2026
		NTP #02:	7/14/2025
		Original Substantial Completion Date:	7/24/2026
CONTRACTOR:	John Bell Construction 4000 SW 60th Court Miami, FL 33155	**CONTRACT FOR:**	Golden Beach Wellness Center 1 Golden Beach Drive Golden Beach, FL 33160

Not valid until signed by the Owner, Architect and Contractor.

The original Contract Sum was	$ 5,272,660.94
The Costs Associated with this Change Order are:	$21,340.81

1	Pre Hung Wood Door Credit	($10,352.56)
2	Subcontractor's quote for fabricating, and installing custom millwork doors.	$29,660.00
3	Door Hardware	$1,083.21
4	Electric strike hardware ($158.36 each)	$950.16

Insurance (GL & Workers Comp)	1.0%	$ 213.41
Standard Overhead & Management Fee	14.0%	$ 2,987.71
Bond Cost	2.0%	$ 426.82
The Contract Sum will be increased by this Change Order in the amount of		$ 24,968.75
This change order will increase Substantial Completion by		5 days

NOTE: This summary does not reflect changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Construction Change Directive.

Eric Dempsey	John Bell Construcion, Inc	Town of Golden Beach
ARCHITECT	CONTRACTOR	CONTRACTED
700 S. Rosemary Ave, Suite 401, West Palm Beach, FL 33401	4000 SW 60th Court, Miami FL 33155	100 Ocean Blvd, Golden Beach, FL 33160
Address	ADDRESS	ADDRESS
	Jay Castellanos	
BY	BY	BY
SIGNATURE	SIGNATURE	SIGNATURE
	4/20/2026	
DATE	DATE	DATE

AIA DOCUMENT G701 - CHANGE ORDER - 1987 EDITION - AIA REGISTERED - COPYRIGHT 1987 - THE AMERICAN INSTITUTE OF ARCHITECTS, 1735 NEW YORK AVE., N. W., WASHINGTON, D. C. 20006

G701-1987

Ocean Design
790 NW 72nd Street
Miami, FL 33150 US
info@oceandsgn.com
www.oceandsgn.com

OCEAN DESIGN LLC.

Quote

ADDRESS
John Bell Construction

QUOTE # 1913
DATE 04/07/2026

PROJECT NAME
GOLDEN BEACH DOORS

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	A door	Fabricate and install frameless doors in solid core. One side to match exterior panel and other side to be primed. DOORS PRICED AT 3X8'	16	1,500.00	24,000.00
	A door	Glass for K Type door	1	700.00	700.00
	A door	Glass for O Type door and 18" Sidelite	1	1,150.00	1,150.00
	Cutout	Electrical cutouts for electrical hardware in doors	6	125.00	750.00
	hinges	Hidden Hinges for all 17 doors. Each door requires 3 hinges each. Hinges to be in Matte Black ANY FINISH SUCH AS BRONZE OR SATIN NICKEL WILL INCUR ADDITIONAL COST	51	60.00	3,060.00

50% deposit
35% completed construction
15% upon delivery

SUBTOTAL	29,660.00
TAX	0.00
TOTAL	**$29,660.00**

Accepted By

Accepted Date

RFI #43

Project: Golden Beach Wellness Center
1 Golden Beach Drive
Golden Beach, Florida 33160

RFI #43: Wood Wall Paneling Thickness, Finish Tag Coordination, and Door/Frame Material Consistency

Revision	0	**Status**	Closed on 04/08/26
To	Eric Dempsey (ERIC DEMPSEY ARCHITECT, LLC) Alexander Diaz (Town of Golden Beach) Sean Compel (Compeling Solution)	**From**	Jay Castellanos (John Bell Construction)
Date Initiated	Feb 2, 2026	**Due Date**	Feb 5, 2026
Location		**Project Stage**	Course of Construction
Cost Impact	TBD	**Schedule Impact**	TBD
Spec Section		**Cost Code**	
Drawing Number		**Reference**	
Linked Drawings			
Received From	Jay Castellanos (John Bell Construction)		
Copies To	Jay Castellanos (John Bell Construction), Sean Compel (Compeling Solution), Eric Dempsey (ERIC DEMPSEY ARCHITECT, LLC), Alexander Diaz (Town of Golden Beach), Linda Epperson (Town of Golden Beach), Albert Faz (John Bell Construction), Adrian Gonzalez (John Bell Construction), Dario Gonzalez (Town of Golden Beach), Maria Herrera (John Bell Construction), Ronald Jezerinac (Jezerinac Group), Rob Jones (Jezerinac Group), Skylar Mahaffey (Jezerinac Group), Oscar Morejon (John Bell Construction), Kathy O'Leary (Richards O'Leary Design Associates), Lissett Rovira (Town of Golden Beach), Gina Santibanez (John Bell Construction), Steve Smith (Craig A Smith & Associates), Carlos Somoza (Carlos Somoza Landscape Architecture)		

Activity

Question

Question from Jay Castellanos John Bell Construction *on Monday, Feb 2, 2026 at 03:45 PM EST*

During coordination of architectural finishes, wall types, and door schedules, several inconsistencies have been identified regarding wood wall paneling, finish designations, and door/frame materials. Clarification is requested to ensure proper fabrication, procurement, and installation.

1. Wood Panel Thickness Discrepancy
    - Multiple wall types shown on the floor plans (Sheets A112 and A113) indicate 2" thick wood paneling.
    - The architectural finishes schedule does not include any wood paneling systems with a 2" thickness.
    - All listed wood panel systems (WD-01 through WD-05) indicate thicknesses ranging approximately from 3/8" to 1/2".

    Please clarify the intended wood panel thickness for walls noted as "2" wood paneling."
2. Finish Tag Coordination (WD-01 through WD-05)
    - The floor plans do not reference or tag wood finishes using the WD-01 through WD-05 designations.
    - The only sheets that reference these WD tags are the interior elevations (Sheets A700–A704).
    - Not all walls identified as requiring wood paneling on the floor plans are shown or tagged on the elevations.

    Please confirm how finish tags WD-01 through WD-05 are to be applied to wall types shown on the floor plans where no elevation callout is provided.
3. Incomplete Elevation Finish Information
    - Certain elevations show partial finish callouts, while other portions of the same wall have no finish indicated.
    - Example:
        - Sheet A701 – Elevation 3 shows:
            - Right side: WD-02 indicated on the lower portion of the wall only, with no finish identified above.
            - Left side: WD-02 indicated on the upper portion and WD-03 on the lower portion.

    Please clarify finish extents (top-to-bottom) where elevations show partial wood paneling callouts.
4. Door Leaf and Frame Material Inconsistencies
    - Doors located within wood-paneled walls are shown with varying door and frame materials, including:
        - Wood door with wood frame (e.g., Door D104)
        - Hollow metal (HM) doors and frames (e.g., Doors D105 and D106)
    - Some doors within wood-paneled walls include finish callouts on the leaf, while others do not.

    Please confirm the intended door leaf material and frame material for doors located within wood-paneled wall assemblies, and whether wood paneling is intended to wrap door leaves and/or frames.

Attachments
RFI#04~1.PDF

Official Response

Response from Eric Dempsey ERIC DEMPSEY ARCHITECT, LLC *on Monday, Feb 16, 2026 at 05:55 PM EST*

Team,
Please note the following:
• The "2" wood paneling" noted on A112/A113 refers to overall wall build-out, not solid 2" wood panels. Finish panel thickness is per WD-01 through WD-05.
• Interior Elevations (A700–A704) govern finish extents and material assignments. Where discrepancies occur, the elevations take precedence over the partition schedule.
• Wood paneling extents are as shown graphically in the elevations. Untagged areas receive adjacent wall finish per schedule.
• Door leaf and frame materials are per the Door Schedule. Wood paneling does not wrap doors or frames unless specifically detailed.
See attached drawing update to clarify. Please coordinate accordingly.

Best,
Eric

Attachments
A700-INTERIOR ELEVATIONS 1F-.pdf, A704-INTERIOR ELEVATIONS 2F-.pdf, A703-INTERIOR ELEVATIONS 2F-.pdf, A701-INTERIOR ELEVATIONS 1F-.pdf, A702-INTERIOR ELEVATIONS 1F-.pdf, A800-DOOR & WINDOW SCHEDULE-.pdf

All Replies

Response from Jay Castellanos John Bell Construction *on Wednesday, Apr 8, 2026 at 01:47 PM EDT*

Per previous discussions with the AOR, JBC had originally pointed out that the wood doors carried at bid time were assumed to be standard prehung wood doors, as the door schedule only identified them as "wood." Per the response to RFI #37, JBC was instructed that the wood frames could be changed to metal frames to provide a higher-quality finish. JBC then submitted RFI #43 to coordinate the door and wall finishes, which were not fully shown on certain elevations. During that review, JBC pointed out that walls with wood paneling adjacent to doors with metal frames would clash aesthetically and would not achieve the intended appearance. Eric agreed that this would not be a good look. JBC then proposed custom frameless millwork doors to match the paneling, which would provide the upgraded finish desired by the AOR while maintaining the design intent. Eric subsequently issued a revised door schedule changing the affected doors from metal frames back to wood frames, with the understanding that these would be the custom frameless millwork doors discussed. JBC is preparing a change order for the cost difference between the originally budgeted prehung wood doors and the custom frameless millwork doors. This change is strictly aesthetic, and the originally budgeted prehung doors can still be used if no change is desired.

Response from Eric Dempsey ERIC DEMPSEY ARCHITECT, LLC *on Monday, Feb 16, 2026 at 05:55 PM EST*

Team,
Please note the following:
• The "2" wood paneling" noted on A112/A113 refers to overall wall build-out, not solid 2" wood panels. Finish panel thickness is per WD-01 through WD-05.
• Interior Elevations (A700–A704) govern finish extents and material assignments. Where discrepancies occur, the elevations take precedence over the partition schedule.
• Wood paneling extents are as shown graphically in the elevations. Untagged areas receive adjacent wall finish per schedule.
• Door leaf and frame materials are per the Door Schedule. Wood paneling does not wrap doors or frames unless specifically detailed.
See attached drawing update to clarify. Please coordinate accordingly.

Best,
Eric

Attachments
A700-INTERIOR ELEVATIONS 1F-.pdf, A704-INTERIOR ELEVATIONS 2F-.pdf, A703-INTERIOR ELEVATIONS 2F-.pdf, A701-INTERIOR ELEVATIONS 1F-.pdf, A702-INTERIOR ELEVATIONS 1F-.pdf, A800-DOOR & WINDOW SCHEDULE-.pdf

RFI #37

JOHN BELL CONSTRUCTION

Project: Golden Beach Wellness Center
1 Golden Beach Drive
Golden Beach, Florida 33160

RFI #37: Interior Door and Frame Clarification

Revision	0	**Status**	Closed on 02/09/26
To	Alexander Diaz (Town of Golden Beach) Sean Compel (Compeling Solution) Eric Dempsey (ERIC DEMPSEY ARCHITECT, LLC)	**From**	Jay Castellanos (John Bell Construction)
Date Initiated	Jan 5, 2026	**Due Date**	Jan 8, 2026
Location		**Project Stage**	Course of Construction
Cost Impact	TBD	**Schedule Impact**	TBD
Spec Section		**Cost Code**	
Drawing Number		**Reference**	
Linked Drawings			
Received From	Jay Castellanos (John Bell Construction)		
Copies To	Jay Castellanos (John Bell Construction), Sean Compel (Compeling Solution), Eric Dempsey (ERIC DEMPSEY ARCHITECT, LLC), Alexander Diaz (Town of Golden Beach), Linda Epperson (Town of Golden Beach), Albert Faz (John Bell Construction), Adrian Gonzalez (John Bell Construction), Dario Gonzalez (Town of Golden Beach), Maria Herrera (John Bell Construction), Ronald Jezerinac (Jezerinac Group), Rob Jones (Jezerinac Group), Skylar Mahaffey (Jezerinac Group), Oscar Morejon (John Bell Construction), Kathy O'Leary (Richards O'Leary Design Associates), Lissett Rovira (Town of Golden Beach), Gina Santibanez (John Bell Construction), Steve Smith (Craig A Smith & Associates), Carlos Somoza (Carlos Somoza Landscape Architecture)		

Activity

Question

Question from Jay Castellanos John Bell Construction *on Monday, Jan 5, 2026 at 05:59 PM EST*

Please see attached Sheet A800 and refer to the door schedule.

As we are preparing the interior door and frame submittal for procurement, we need confirmation on the door and frame types noted in the schedule. The schedule shows a mix of metal doors with hollow metal frames and wood doors with wood frames.

Please confirm that the door and frame materials listed are correct for each opening. We have attached reference photos from previous projects showing typical hollow metal door/frame assemblies and prehung wood door assemblies for clarity.

This confirmation is needed so we can proceed with submittal and ordering in accordance with the intended design.

Attachments
RFI #037 Interior Door and Frame Clarification.pdf

Official Response

Response from Eric Dempsey ERIC DEMPSEY ARCHITECT, LLC *on Tuesday, Jan 13, 2026 at 10:36 AM EST*

For interior hinged doors (excluding the sliding barn door), hollow metal frames may be used in place of wood frames. Door sizes, ratings, and hardware are to remain as scheduled. Provide door and frame submittals for review prior to fabrication.

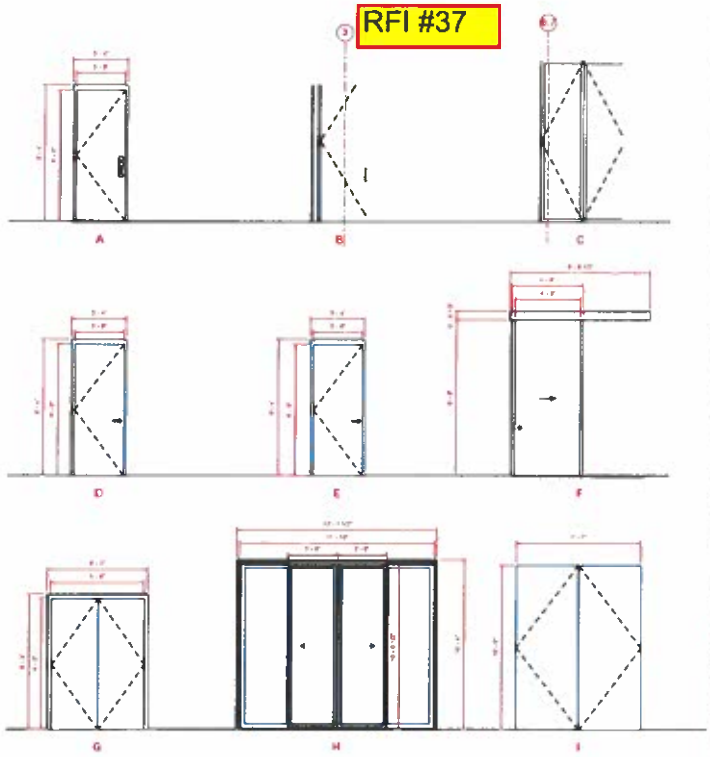
RFI #37

All Replies

Response from Eric Dempsey ERIC DEMPSEY ARCHITECT, LLC *on Tuesday, Jan 13, 2026 at 10:36 AM EST*

For interior hinged doors (excluding the sliding barn door), hollow metal frames may be used in place of wood frames. Door sizes, ratings, and hardware are to remain as scheduled. Provide door and frame submittals for review prior to fabrication.

RFI #37



Door Legend

Door Schedule

Mark	Type Mark	Type	Rough Height	Rough Width	Height	Width	Comments	Panel Material	Frame Material
1	C	Double Door - Bi-fold Door			9' - 10 1/2"	5' - 0"	Door: 1 Provide Tubular Hall / Door Passage Pairs, Full Hardware	pre-painted Steel	Metal
1.01	A	Wood Interior Door - 3-0	8' - 0"	3' - 1"	8' - 0"	3' - 0"	Door: Provide Door Hardware, Pairs, Full Hardware	HM - Paint Finish - Color	HM - Paint Finish - Color
1.02	A	Wood Interior Door - 3-0	8' - 0"	3' - 1"	8' - 0"	3' - 0"	Door: Pairs, Full Hardware	HM - Paint Finish - Color	HM - Paint Finish - Color
1.03	A	Wood Interior Door - 3-0	8' - 0"		8' - 0"	3' - 0"	Hardware: Automatic Operator, Lever, Sensor	HM - Paint Finish - Color	HM - Paint Finish - Color
1.04	B	Single Door - Sliding Door - 3-0			9' - 10 1/2"	3' - 0"	Frame: pre-painted Steel, Hardware: Sensor	pre-painted Steel	Metal
1.05	B	Single Door - Sliding Door - 3-0			9' - 10 1/2"	3' - 0"	Door: pre-painted Steel, Pairs, Full Hardware: Sensor	pre-painted Steel	Metal
1.06	A	Wood Interior Door - 3-0	8' - 0"	3' - 0"	8' - 0"	3' - 0"	Hardware: Automatic Operator, Card Access, Panic Exit Hardware	HM - Paint Finish - Color	HM - Paint Finish - Color
1.07	C	Double Door - Bi-fold Door			7' - 11"	5' - 0"	Frame: pre-painted Metal, Hardware: Panic Exit Hardware	pre-painted Steel	Metal
1.08	A	Double Sliding Door - 11-11	12' - 0 1/2"	12' - 0"	12' - 0"	11' - 11"	Frame: pre-painted Metal, Hardware: Panic Exit Hardware	pre-painted Metal	Metal
1.09	A	Wood Interior Door - 3-0	8' - 0"	3' - 1"	8' - 0"	3' - 0"	Door: Pairs, Full Hardware, Panic Exit Hardware	HM - Paint Finish - Color	HM - Paint Finish - Color
1.10	C	Double Door - Bi-fold Door			8' - 0"	5' - 0"	Hardware: Provide Magnetic Hold Open Device, Signage	HM - Paint Finish - Color	HM - Paint Finish - Color
1.11	A	Existing Solid Wood Door - 3-0	8' - 0"	3' - 0"	8' - 0"	3' - 0"	Hardware: Provide Signage	Wood	Wood
1.12	D	Solid Wood Door - 3-0	8' - 0"	3' - 1"	8' - 0"	3' - 0"	Hardware: Provide Signage	Wood	Wood
1.13	D	Solid Wood Door - 3-0	8' - 0"	3' - 1"	8' - 0"	3' - 0"	Hardware: Provide Signage	Wood	Wood
1.14	D	Solid Wood Door - 3-0	8' - 0"	3' - 1"	8' - 0"	3' - 0"	Hardware: Provide Signage	Wood	Wood
1.15	B	Single Door - Sliding Door - 3-0			9' - 10"	3' - 0"	Frame: pre-painted Steel, Hardware: Provide Signage	pre-painted Steel	Metal
1.16	A	Wood Interior Door - 3-0	8' - 0"	3' - 1"	8' - 0"	3' - 0"	Hardware: Provide Signage	HM - Paint Finish - Color	HM - Paint Finish - Color
1.17	D	Solid Wood Door - 3-0	8' - 0"	3' - 1"	8' - 0"	3' - 0"	Hardware: Provide Signage	Wood	Wood
1.18	D	Solid Wood Door - 3-0	8' - 0"	3' - 1"	8' - 0"	3' - 0"	Hardware: Provide Signage	Wood	Wood
1.19	A	Wood Interior Door - 3-0	8' - 0"	3' - 1"	8' - 0"	3' - 0"	Hardware: Provide Signage	HM - Paint Finish - Color	HM - Paint Finish - Color
1.20	C	Double Door - Bi-fold Door			8' - 0"	5' - 0"	Hardware: Provide Signage	HM - Paint Finish - Color	HM - Paint Finish - Color
1.21		Existing Solid Wood Double Door 9' / 179					Hardware: Provide Signage	Wood	
1.22		Existing Solid Wood Door - 3-0			10' - 0"	7' - 1"	Hardware: Provide Signage	Wood	
1.23		Existing Solid Wood Door - 3-0					Hardware: Provide Signage		

WINDOW SCHEDULE

MARK	MANUFACTURER	TYPE	WIDTH	HEIGHT	MODEL	NOTES
W1	MARVIN	CASEMENT WINDOW	4' - 0"	4' - 2"	4 X 30 W	
W2	MARVIN	CASEMENT WINDOW	2' - 0"	4' - 2"	2 X 30 W	

GLASS SYSTEM PARTITION SCHEDULE

Mark	Rough Height	Rough Width	Comments

GLASS SYSTEM PARTITION SCHEDULE

Mark	Rough Height	Rough Width	Comments

100% CONSTRUCTION DRAWINGS

DEMPSEY DESIGN

WELLNESS CENTER

TOWN OF GOLDEN BEACH

DOOR & WINDOW SCHEDULE

A800


RFI #37
Prehung Door

RFI #37

Hollow Metal Frame and Door



GOLDEN BEACH WELLNESS CENTER

PCO #046 Bathroom Accessories

This PCO originated due to the bid set of drawings excluding bathroom accessories, and John Bell Construction excluding bathroom accessories on the proposal. The price proposed is to furnish and install all bathroom accessories per the architect toilet accessories schedule dated 04/03/2026, and the specifications attached to this PCO.

The Following are the backup documentation for the PCO:

- PCO Breakdown
- Golden Beach Wellness Center Proposal, Bid Qualification and Assumptions Excluding bathroom Accessories.
- BID Set of drawings page A802, where the architect excluded bathroom accessories for the first floor.
- BID Set of drawings page A803, where the architect excluded bathroom accessories for the second floor.
- Vendor's quote for bathroom accessories.
- Vendor's quote and specification for mirrors.
- Vendor's quote and specification for bathroom trash cans.
- Bathroom Accessories specification of what is being proposed for this PCO.

JOHN BELL CONSTRUCTION

POTENTIAL CHANGE ORDER

OWNER ▪
ARCHITECT ▪
CONTRACTOR ▪
FIELD ▫
OTHER –

AIA DOCUMENT G701

PROJECT:	Golden Beach Wellness Center 1 Golden Beach Drive Golden Beach, FL 33160	**PCO #:** **DATE:**	46 Bathroom Acessories 4/9/2026
		NTP #02:	7/14/2025
		Original Substantial Completion Date:	7/24/2026
CONTRACTOR:	John Bell Construction 4000 SW 60th Court Miami, FL 33155	**CONTRACT FOR:**	Golden Beach Wellness Center 1 Golden Beach Drive Golden Beach, FL 33160

Not valid until signed by the Owner, Architect and Contractor.

The original Contract Sum was			$ 5,272,660.94
The Costs Associated with this Change Order are:			$ 14,908.65
1 Additional Bathroom Accessories Material Excluded on the Bid Set of Plans		$ 13,700.65	
2 Additional Labor for Bathroom Accessories Installation		$ 1,208.00	
Insurance (GL & Workers Comp)	1.0%		$ 149.09
Standard Overhead & Management Fee	14.0%		$ 2,087.21
Bond Cost	2.0%		$ 298.17
The Contract Sum will be increased by this Change Order in the amount of			$ 17,443.12
This change order will increase Substantial Completion by			2 days

NOTE: This summary does not reflect changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Construction Change Directive.

Eric Dempsey	John Bell Construcion, Inc	Town of Golden Beach
ARCHITECT	CONTRACTOR	CONTRACTED
700 S. Rosemary Ave, Suite 401, West Palm Beach, FL 33401	4000 SW 60th Court, Miami FL 33155	100 Ocean Blvd, Golden Beach, FL 33160
Address	ADDRESS	ADDRESS
	Jay Castellanos	
BY	BY	BY
SIGNATURE	SIGNATURE	SIGNATURE
	4/9/2026	
DATE	DATE	DATE

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G701-1987

JOHN BELL CONSTRUCTION

BID QUALIFICATIONS & ASSUMPTIONS

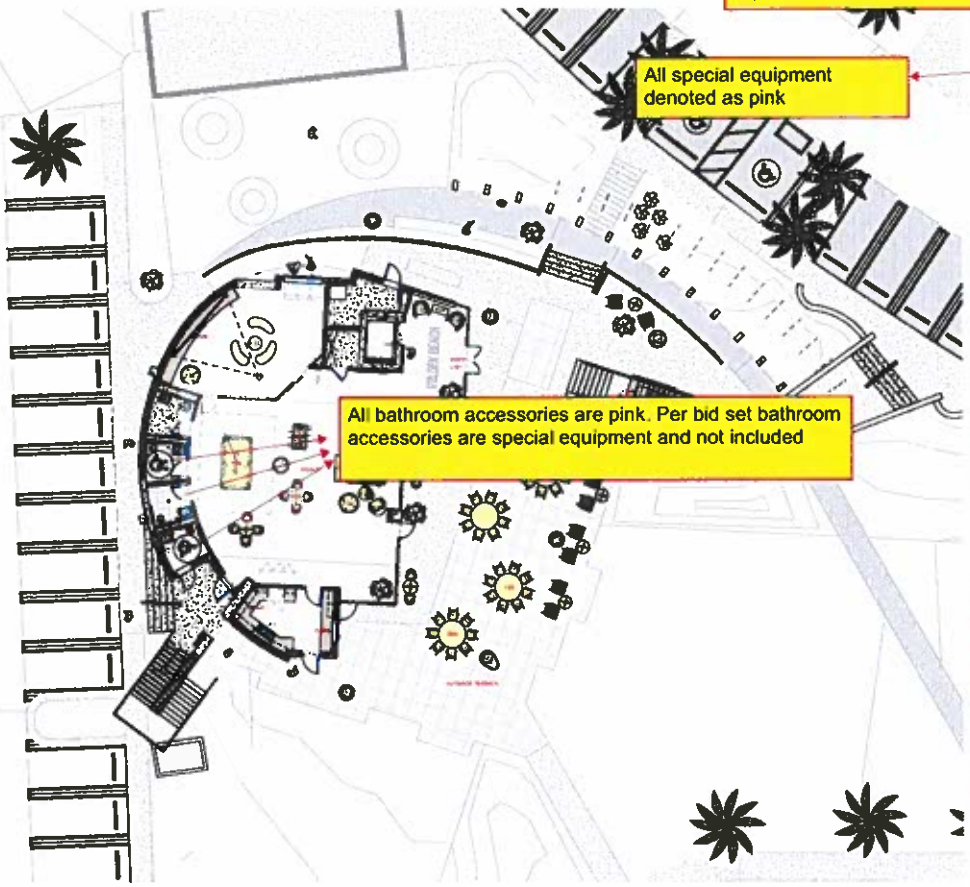
1. All General Conditions and General Requirements costs included in this Bid Amount are only associated with the scope of work in this Request for Proposal. We have not included any General Conditions and General Requirements costs associated with Sitework, Civil, Exterior Underground, Landscaping, Irrigation, etc.
2. Piles scope of work is based on the Geotechnical Report sent to us in Addendum #5.
3. Sitework is excluded per Town of Golden Beach Directive.
4. Civil work is excluded per Town of Golden Beach Directive.
5. Underground and Exterior Fire Sprinkler work, Tapping, Backflows, etc. is excluded per Town of Golden Beach Directive. Only the Interior Fire Sprinkler scope of work is included in our Bid Amount per Town of Golden Beach Directive.
6. Allowance for Solid Surface Countertops is $1,000.00 per Slab.
7. Windows and Exterior Doors quoted are a Storefront System.
    a. ES Windows Series 8000 & 9000.
    b. 2605 Bronze Kynar Finish.
    c. Clear & Tinted Gray Glass.
    d. Laminated & Laminated/Insulated Glass.
8. Toilet/Bathroom Accessories Material and Installation is excluded as is marked "Special Equipment" and Equipment was to be excluded per Town of Golden Beach Directive.
9. Roller Shades are Electric, SOMFY 506 Series.
10. Appliances, Equipment, and Furniture is excluded per Town of Golden Beach Directive.

BID SET OF DRAWINGS RECEIVED
01/10/25

Exclusion of Special Equipment

All special equipment denoted as pink

All bathroom accessories are pink. Per bid set bathroom accessories are special equipment and not included





80% CONSTRUCTION DRAWINGS 12/20

DEMPSEY DESIGN

WELLNESS CENTER

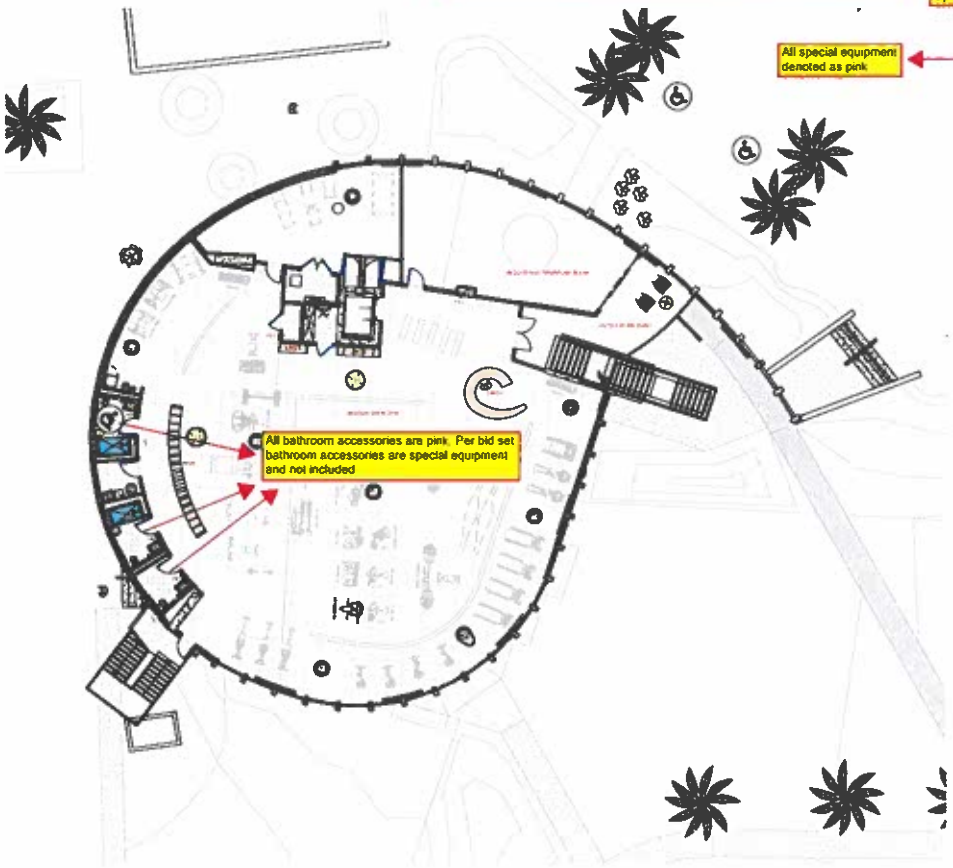
TOWN OF GOLDEN BEACH

NOT FOR CONSTRUCTION

1F FFEC

A802

BID SET OF DRAWINGS RECEIVED 01/10/25



Exclusion of Special Equipment

All special equipment denoted as pink

_Casework Schedule

_Furniture Schedule

_Plumbing Fixture Schedule

_Specialty Equipment Schedule

80% CONSTRUCTION DRAWINGS 12/20

DEMPSEY DESIGN

WELLNESS CENTER

TOWN OF GOLDEN BEACH

NOT FOR CONSTRUCTION

A803

Vendor's Quote

Guillermo Mentucci

From:	kimberly@allspecialtysales.net
Sent:	Thursday, April 9, 2026 9:08 AM
To:	Guillermo Mentucci
Subject:	Golden Beach Wellness Center
Attachments:	202604090801.pdf

Good Morning Guillermo,

Your pricing for subject job is as follows:

TOILET ACCESSORIES BY BOBRICK: Toilet Accessories per models and qty's on attached list ONLY

PRICE: $ 12,850.00 DELIVERED ONLY, TAX INCLUDED

INSTALLATION PRICE: $ 1208.00

NOTE: WE EXCLUDE SIMPLE HUMAN TRASH CAN, AND ROUND MIRRORS AS NO MODEL OR MFG IS PROVIDED

NOTE: OFFLOADING, DISTRIBUTION, CUT OUTS, WOOD BLOCKING, STRUCTURAL SUPPORTS, AND INSTALLATION OF HAND DRYERS BY GENERAL CONTRACTOR

NOTE: MATERIAL PRICE IS GOOD FOR SHIPMENT BY 12-15-26

Thank You,

Kimberly Velez
954-290-2385

All Specialty Sales
PO Box 24735
Ft. Lauderale FL 33307
kimberly@allspecialtysales.com

Vendor's Quote, and Specification

CART (6)

Share

Select All Remove Save to List Save for Late

Delivery

Delivering to 33133 (1 item)

Your Delivery Cost: FREE

This applies to all Delivery items in your cart.



better bevel

30 in. W x 30 in. H Frameless Round Bathroom Vanity Mirror

Shape: **Round**

Color/Finish: **Clear**

Approximate W x H (in.): **30 x 30**

$465.18

($77.53/item)

Feedback

Click here to chat!

− 6 +

Loading Recommendations

Vendor's Quote, and Specification

24 Months Special Financing Available ›

Shopping Cart

Ship to Home (6)

Zip Code **33155**

SHIPMENT Est arrival: **Ready Wednesday, April 15**



simplehuman 1.3 gal./5 ltr. Slim Step Can Stainless Steel

SKU#: 10091730

Dimensions: 12-5/8" x 6-1/4" x 12-1/4" h

− 6 +

$330.00

Ship to Store Available

Ship to Home Available

Local Delivery Available

Pre-Tax Total: $330.00

Summary

CHECKOUT (6)

Specification

Bobrick Washroom Equipment, Inc.

Washroom Accessory Submittal

Quote: 9793143-1
Quote Date: 4/7/2026
Job Name: Golden Beach Wellness Center

ALL SPECIALTY SALES INC
1580 N E 36TH ST
P O BOX 24735
FT LAUDERDALE, FL 33307
(954) 568-9411

Item	Description	Qty
6806X42	Straight Grab Bar 42" (1067mm)	4
6806X36	Straight Grab Bar 36" (914mm)	4
5181	Reversible Shower Seat Series	1
540	Double Toilet Roll Holder with Shelf	6
26212	B-2621 Paper Towel Disp W/Lock	6
207X60	Shower Curtain Rod-60" (1524Mm)	2
204-3	Shower Curtain 70W X 72H (1778X1829Mm)	2
KB310-SSRE	Horizontal Recessed SS BCS	1
2012	Auto Soap Disp, Surf Mount Liq	6
76717	Single Robe Hook Satin Finish	6
204-1	Shower Curtain Hook	24

Specification

BOBRICK

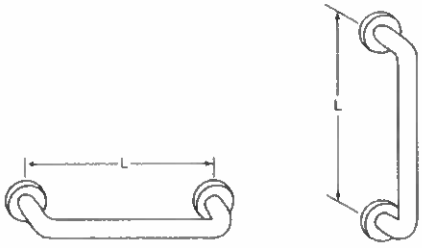
Technical Data

1½" (38mm) Diameter Stainless Steel Grab Bars with Snap Flange

B-6806 SERIES

Specify Finish Required: ☐ Satin-finish, slip-resistant surface
☐ Peened surface; add suffix .99 to model number





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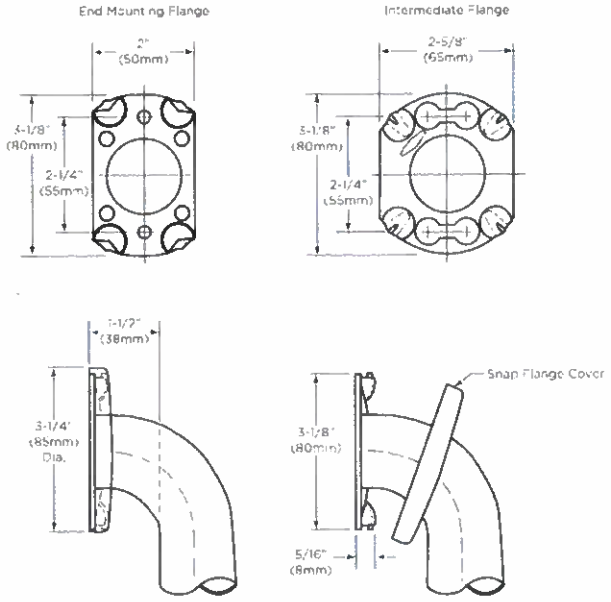

Standard B-6806 Series Grab Bars		
Satin Finish Model	**Peened Surface Model**	**Length**
B-6806x12	B-6806.99x12	12" (305mm)
B-6806x18	B-6806.99x18	18" (455mm)
B-6806x24	B-6806.99x24	24" (610mm)
B-6806x30	B-6806.99x30	30" (760mm)
B-6806x36	B-6806.99x36	36" (915mm)
B-6806x42	B-6806.99x42	42" (1065mm)
B-6806x48	B-6806.99x48	48" (1220mm)

ADA/ICC/CBC Installation Guidance

Horizontal Grab Bars

Recommended Mounting Heights:

*ADA/ICC/CBC: 33" min. to 36"above finished floor (AFF)

Vertical Grab Bars

Toilet Compartments Recommended Mounting Heights:

**ADA/ICC/CBC: Centerline of lower flange 39" min. to 41"above finished floor (AFF)

Shower Compartments Recommended Mounting Heights:

**ADA/ICC/CBC: Centerline of lower vertical grab bar 3" to 6" above gripping surface of horizontal grab bar. Centerline of vertical grab bar is 4" maximum from compartment entry.

*For more information regarding recommended mounting heights, please refer to Bobrick Planning Guide for Accessible Restrooms, page 21.

**For more information regarding recommended mounting heights, please refer to Bobrick Planning Guide for Accessible Restrooms, pages 21, 30, and 32.

continued . . .

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The manufacturer reserves the right to, and does from time to time, make changes and improvements in designs and dimensions.

Revised 12/19/25 SB
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Specification

MATERIALS:

Grab Bar — 18-8 S, type-304, 18-gauge (1.2mm) stainless steel tubing with satin-finish, slip-resistant surface. 1-1/2" (38mm) outside diameter. Ends are heliarc welded to flanges. Clearance between the grab bar and wall is 1-1/2" (38mm).

Concealed Mounting Flanges — 18-8 S, type-304. 11-gauge (3.2mm) thick, stainless steel plate; end flanges 2" x 3-1/8" (50 x 80mm) with holes for attachment to wall. Intermediate flanges 2-5/8" x 3-1/8" (65 x 80mm) wide x 3-1/8" (80mm) diameter.

Snap Flange Covers — 18-8 S, type-304, 22-gauge (0.8mm) drawn stainless steel with satin-finish. 3-1/4" (85mm) diameter x 1/2" (13mm) deep. Each cover snaps over mounting flange to conceal mounting screws.

STRENGTH:

Bobrick grab bars that provide 1-1/2" (38mm) clearance from wall can support loads in excess of 900 pounds (408kg) if properly installed. Other grab bar configurations can support loads in excess of 250 pounds (113kg) if properly installed, complying with accessible design (including ADAAG in the U.S.A.) for structural strength

Safety Warning: Grab bars are no stronger than the anchors and walls to which they are attached and, therefore, must be firmly secured in order to support the loads for which they are intended. To avoid potential injury, the building owner or maintenance personnel should remove the grab bar from service if the grab bar is not adequately secured to wall or if there is any observed damage to the welds.

INSTALLATION:

Provide concealed anchor device or backing as specified or required in accordance with local building codes before wall is finished. Fasten concealed mounting flanges to anchor device or backing with at least two screws opposing each other in each flange. Snap flange covers over each mounting flange to conceal mounting screws. Concealed anchor devices and mounting screws are not included with Bobrick grab bars and must be specified as an accessory.

For Grab Bars with an Intermediate Flange(s), Pull Snap-Flange Covers away from mounting flanges. Place grab bar in desired mounting location. Use intermediate flange as a template to mark location of mounting screws at intermediate flange only. Mark screw locations at the center of the slot in the middle of the double-keyhole shaped mounting holes (2) in the intermediate flange. Remove grab bar from wall. Drive the intermediate flange mounting screws into wall at marked locations. **Note:** Make sure to leave a space of just over 1/8" (3.17mm) between the underside of the screw head and the wall. Install grab bar on the wall by placing the round ends of the intermediate flange double-keyhole shaped mounting holes over the mounting screws (2) are located in the middle of the flange slots. Install the mounting screws into the wall at the end flanges and secure tightly. Tighten the mounting screws at the intermediate flange. Press all snap-flange covers into place to conceal mounting flanges.

Note: Recommend use of 1/4" or #14 sheet metal or wood screws to install Intermediate Flange. #12 screws may also be used.

Important Notes:

1. **Mounting Kits** — Bobrick offers a mounting kit for installing grab bars; **one Bobrick mounting kit is required for each flange.**

Mounting Kit No.	Description
252-30	Consists of # (3) 14 x 2½" type-304 stainless steel, Phillips round-head, sheet-metal screws.

2. **Grab Bar Fastener** — Bobrick offers a grab bar fastening system that secures all Bobrick grab bar series; **one Bobrick fastener is required for each flange.** Install grab bar without backing in wall requires minimum 5/8" (16mm) thick painted or tiled drywall.

WingIt™ Fastener No.	Description
251-4	Consists of 10-32 x 5/16" round-head, Phillips 18/8 stainless steel screws. (1) WingIt grab bar fastener.

3. **Optional Anchor Device** — Bobrick grab bar anchor device includes stainless steel machine screws to be used for attaching grab bars to anchors; **one Bobrick concealed anchor device is required for each flange.**

Optional Anchor No.	Description
2583	Anchor for 3/4" to 1" (19-25mm) panel 1 anchor required for each flange.
2586	Anchor for 1/2" to 1" (13mm) panel 1 anchor required for each flange.

SPECIFICATION:

Grab bar shall be type-304 stainless steel with satin-finish, slip-resistant surface. Grab bar shall have 18-gauge (1.2mm) wall thickness and 1-1/2" (38mm) outside diameter. Clearance between the grab bar and wall shall be 1-1/2" (38mm). Concealed mounting flanges shall be 11-gauge (3.2mm) thick stainless steel plate, 2" x 3-1/8" (50 x 80mm), and equipped with at least two screw holes for attachment to wall. Flange covers shall be 22 gauge (0.8mm), 3-1/4" (85mm) diameter x 1/2" (13mm) deep, and shall snap over mounting flange to conceal mounting screws and/or WingIt fasteners. Ends of grab bar shall pass through concealed mounting flanges and be heliarc welded to form one structural unit. Grab bar shall comply with accessible design (including ADAAG in the U.S.A.) for structural strength.

Grab Bar shall be Model _____ (insert model number) of Bobrick Washroom Equipment, Inc., Clifton Park, New York; Jackson, Tennessee; Los Angeles, California; Bobrick Washroom Equipment Company, Scarborough, Ontario; Bobrick Washroom Equipment Pty. Ltd., Australia; and Bobrick Washroom Equipment Limited, United Kingdom.

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B-6806 r12/19/25 SP8
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Specification

BOBRICK

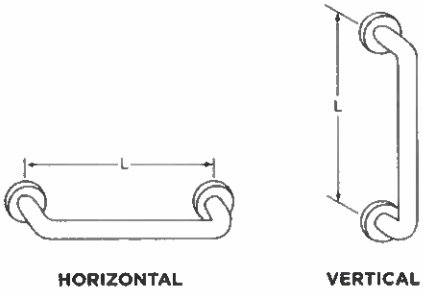
Technical Data

1½" (38mm) Diameter Stainless Steel Grab Bars with Snap Flange

B-6806 SERIES

Specify Finish Required: ☐ Satin-finish, slip-resistant surface
☐ Peened surface; add suffix .99 to model number





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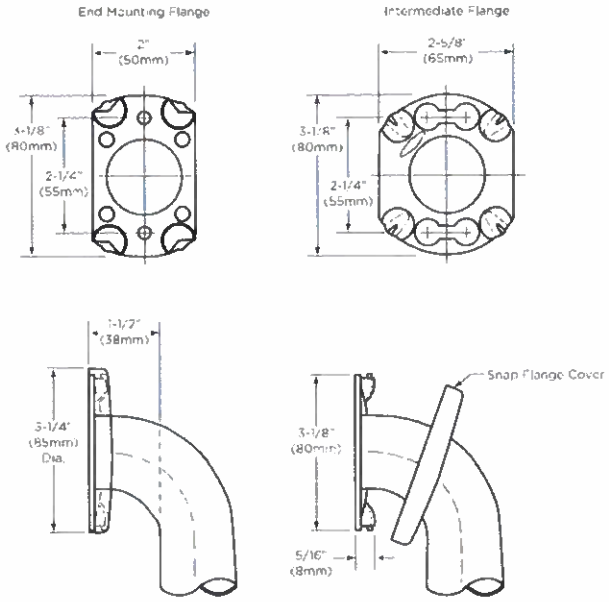

Standard B-6806 Series Grab Bars		
Satin Finish Model	**Peened Surface Model**	**Length**
B-6806x12	B-6806.99x12	12" (305mm)
B-6806x18	B-6806.99x18	18" (455mm)
B-6806x24	B-6806.99x24	24" (610mm)
B-6806x30	B-6806.99x30	30" (760mm)
B-6806x36	B-6806.99x36	36" (915mm)
B-6806x42	B-6806.99x42	42" (1065mm)
B-6806x48	B-6806.99x48	48" (1220mm)

ADA/ICC/CBC Installation Guidance

Horizontal Grab Bars

Recommended Mounting Heights:

*ADA/ICC/CBC: 33" min. to 36"above finished floor (AFF)

Vertical Grab Bars

Toilet Compartments Recommended Mounting Heights:

**ADA/ICC/CBC: Centerline of lower flange 39" min. to 41"above finished floor (AFF)

Shower Compartments Recommended Mounting Heights:

**ADA/ICC/CBC: Centerline of lower vertical grab bar 3" to 6" above gripping surface of horizontal grab bar. Centerline of vertical grab bar is 4" maximum from compartment entry.

*For more information regarding recommended mounting heights, please refer to Bobrick Planning Guide for Accessible Restrooms, page 21.

**For more information regarding recommended mounting heights, please refer to Bobrick Planning Guide for Accessible Restrooms, pages 21, 30, and 32.

continued . . .

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Specification

MATERIALS:

Grab Bar — 18-8 S, type-304, 18-gauge (1.2mm) stainless steel tubing with satin-finish, slip-resistant surface. 1-1/2" (38mm) outside diameter. Ends are heliarc welded to flanges. Clearance between the grab bar and wall is 1-1/2" (38mm).

Concealed Mounting Flanges — 18-8 S, type-304. 11-gauge (3.2mm) thick, stainless steel plate; end flanges 2" x 3-1/8" (50 x 80mm) with holes for attachment to wall. Intermediate flanges 2-5/8" x 3-1/8" (65 x 80mm) wide x 3-1/8" (80mm) diameter.

Snap Flange Covers — 18-8 S, type-304, 22-gauge (0.8mm) drawn stainless steel with satin-finish, 3-1/4" (85mm) diameter x 1/2" (13mm) deep. Each cover snaps over mounting flange to conceal mounting screws.

STRENGTH:

Bobrick grab bars that provide 1-1/2" (38mm) clearance from wall can support loads in excess of 900 pounds (408kg) if properly installed. Other grab bar configurations can support loads in excess of 250 pounds (113kg) if properly installed, complying with accessible design (including ADAAG in the U.S.A.) for structural strength

Safety Warning: Grab bars are no stronger than the anchors and walls to which they are attached and, therefore, must be firmly secured in order to support the loads for which they are intended. To avoid potential injury, the building owner or maintenance personnel should remove the grab bar from service if the grab bar is not adequately secured to wall or if there is any observed damage to the welds.

INSTALLATION:

Provide concealed anchor device or backing as specified or required in accordance with local building codes before wall is finished. Fasten concealed mounting flanges to anchor device or backing with at least two screws opposing each other in each flange. Snap flange covers over each mounting flange to conceal mounting screws. Concealed anchor devices and mounting screws are not included with Bobrick grab bars and must be specified as an accessory.

For Grab Bars with an Intermediate Flange(s), Pull Snap-Flange Covers away from mounting flanges. Place grab bar in desired mounting location. Use intermediate flange as a template to mark location of mounting screws at intermediate flange only. Mark screw locations at the center of the slot in the middle of the double-keyhole shaped mounting holes (2) in the intermediate flange. Remove grab bar from wall. Drive the intermediate flange mounting screws into wall at marked locations. **Note:** Make sure to leave a space of just over 1/8" (3.17mm) between the underside of the screw head and the wall. Install grab bar on the wall by placing the round ends of the intermediate flange double-keyhole shaped mounting holes over the mounting screws (2) are located in the middle of the flange slots. Install the mounting screws into the wall at the end flanges and secure tightly. Tighten the mounting screws at the intermediate flange. Press all snap-flange covers into place to conceal mounting flanges.

Note: Recommend use of 1/4" or #14 sheet metal or wood screws to install Intermediate Flange. #12 screws may also be used.

Important Notes:

1. **Mounting Kits** — Bobrick offers a mounting kit for installing grab bars; **one Bobrick mounting kit is required for each flange.**

Mounting Kit No.	Description
252-30	Consists of # (3) 14 x 2½" type-304 stainless steel, Phillips round-head, sheet-metal screws.

2. **Grab Bar Fastener** — Bobrick offers a grab bar fastening system that secures all Bobrick grab bar series; **one Bobrick fastener is required for each flange.** Install grab bar without backing in wall requires minimum 5/8" (16mm) thick painted or tiled drywall.

WingIt™ Fastener No.	Description
251-4	Consists of 10-32 x 5/16" round-head, Phillips 18/8 stainless steel screws. (1) WingIt grab bar fastener.

3. **Optional Anchor Device** — Bobrick grab bar anchor device includes stainless steel machine screws to be used for attaching grab bars to anchors; **one Bobrick concealed anchor device is required for each flange.**

Optional Anchor No.	Description
2583	Anchor for 3/4" to 1" (19-25mm) panel 1 anchor required for each flange.
2586	Anchor for 1/2" to 1" (13mm) panel 1 anchor required for each flange.

SPECIFICATION:

Grab bar shall be type-304 stainless steel with satin-finish, slip-resistant surface. Grab bar shall have 18-gauge (1.2mm) wall thickness and 1-1/2" (38mm) outside diameter. Clearance between the grab bar and wall shall be 1-1/2" (38mm). Concealed mounting flanges shall be 11-gauge (3.2mm) thick stainless steel plate, 2" x 3-1/8" (50 x 80mm), and equipped with at least two screw holes for attachment to wall. Flange covers shall be 22 gauge (0.8mm), 3-1/4" (85mm) diameter x 1/2" (13mm) deep, and shall snap over mounting flange to conceal mounting screws and/or WingIt fasteners. Ends of grab bar shall pass through concealed mounting flanges and be heliarc welded to form one structural unit. Grab bar shall comply with accessible design (including ADAAG in the U.S.A.) for structural strength.

Grab Bar shall be Model _____ (insert model number) of Bobrick Washroom Equipment, Inc., Clifton Park, New York; Jackson, Tennessee; Los Angeles, California; Bobrick Washroom Equipment Company, Scarborough, Ontario; Bobrick Washroom Equipment Pty. Ltd., Australia; and Bobrick Washroom Equipment Limited, United Kingdom.

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Specification

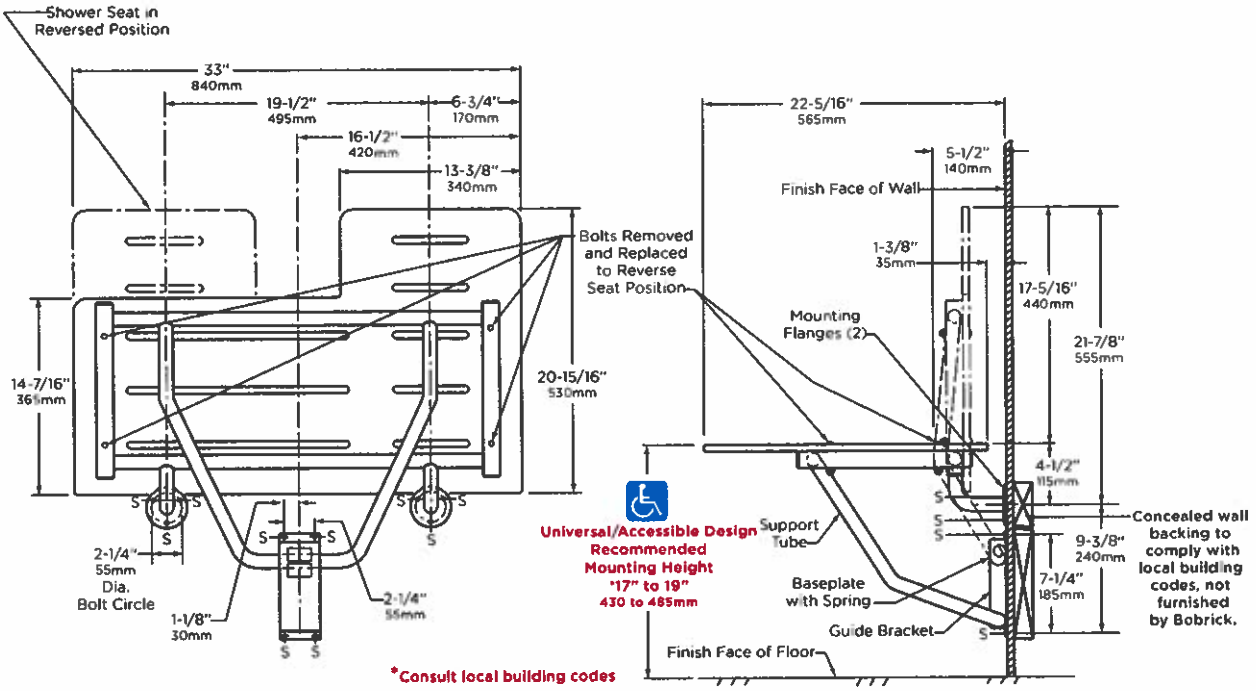
BOBRICK

Technical Data

REVERSIBLE COMPACT-GRADE LAMINATE FOLDING SHOWER SEAT

B-5181





Left-Hand Seat Shown

MATERIALS:

Seat — One-piece, 1/2" (13mm) thick, compact-grade laminate with matte-finish, ivory-colored, melamine surfaces and black phenolic-resin core — cannot delaminate. Integral slots for water drainage. Secured to frame with stainless steel carriage bolts and acorn nuts. Reversible for left- or right-hand installation in the field.

Frame — 18-8, Type-304, stainless steel with satin finish. 16-gauge (1.6mm), 1-1/4" (30mm) square tubing and 18-gauge (1.2mm), 1" (25mm) diameter seamless tubing.

Mounting Flanges (2) — 18-8, Type-304, 3/16" (5mm) thick stainless steel with satin finish. 3" (75mm) diameter with three mounting screw holes.

Baseplate — 18-8, Type-304, heavy-gauge stainless steel.

Spring — 17-7, Type-301, 24-gauge (0.6mm) stainless steel. Spot-welded to baseplate.

Guide Bracket — 18-8, Type-304, 16-gauge (1.6mm) stainless steel with satin finish.

continued . . .

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Revised 9/4/24 S/E
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Specification

OPERATION:

Shower seat folds up against wall when not in use. The spring at the top of the baseplate holds seat in upright position until released by pulling the top of the seat away from the wall. Folding Shower Seat ise not spring-loaded. The seat does not return automatically to the upright position after use. Mounting Flanges and Guide Bracket allow for varying mounting heights and leave the floor clear for easy cleaning. Nonporous compact-grade laminate seat has slots to permit water to drain, does not splinter or require oiling, and will not support growth of bacteria. Slotless round-head carriage bolts and acorn nuts provide additional safety to user. Shower seat, when properly installed, has sufficient strength to support 360 lbs. (163 kg) complying with accessible design guidelines (including ADAAG in the U.S.A.) for structural strength.

INSTALLATION:

Installation to Wall. Secure unit to wall at points indicated by an *S*, with the two mounting flanges located at top and the Baseplate and Guide Bracket below. The bottom of the Support Bracket must be positioned within the Baseplate and Guide Bracket before they are secured to wall. Mounting height of shower seat must comply with local building codes.

1) **For stud wall construction,** install backing (not furnished by Bobrick). Backing must be provided before the finished shower wall is applied. Before installing stainless steel mounting screws, use harder galvanized, cadmium plated self-tapping screw (not furnished by manufacturer) to create threads in the galvanized steel backing plate. Secure with #14 x 2-1/2" (6.3 x 65mm) stainless steel mounting screws furnished by manufacturer. Use 3" to 3-1/2" (75mm to 90mm) long mounting screws if backing plate is deeper in the wall. Use silicone sealant in mounting screw hole to water-proof connection.

2) **For concrete walls,** provide plastic anchors (5/16", 8mm diameter) or expansion shields (1/4", 6.35mm diameter) for use with #14 x 2-1/2" (6.3 x 65mm) stainless steel mounting screws, furnished by manufacturer. Before installing stainless steel mounting screws, use harder galvanized, cadmium plated self-tapping screw (not furnished by manufacturer) to create threads in plastic anchor. Use silicone sealant in anchor to water-proof connection. Wall anchors and expansion shields not furnished by Bobrick.

INSTALL SAFETY PLATE TO WALL:

Safety Plate is to be mounted on wall near Shower Seat in order to properly advise users of the Seat's weight restrictions. Correct installation of the Safety Plate will ensure that the Shower Seat meets A.N.S.I. Standards.

Permanently affix Safety Plate to wall on either side of the Shower Seat at a minimum height of 30" (760mm). If mounted above Seat, the Safety Plate must be high enough so that it is not covered when Seat is on the up position. Mounting screws (4) are recommended, but double-sided tape on rear of Safety Plate may be used for very smooth, non-porous surfaces.

SAFETY WARNING: Shower seats are no stronger than the anchors and walls to which they are attached and must be firmly secured in order to support the loads for which they are intended. Consult and comply with local building codes. To avoid potential injury, the building owner or maintenance personnel should remove the shower seat from service if the shower seat is not adequately secured to the wall. Unit shall support static loads of up to 360 lbs (163 kg) when properly installed and used. To avoid potential seat malfunction, DO NOT use seat if weight exceeds 360 lbs (163 kg).

How to Reverse Shower Seat. The compact-grade laminate shower seat surface may be positioned on the stainless steel frame with the longer 20-15/16" (530mm) side on the left or right. The repositioning of the shower seat surface may be done on the frame before installation on the wall, or after the unit has been installed.

If repositioning the seat surface before installation of the unit on the wall; place entire unit on a horizontal surface; remove carriage bolts and acorn nuts (4); turn seat over reversing position of long and short ends; reinstall carriage bolts and acorn nuts.

If repositioning the seat surface after the unit has been installed on the wall; lower folding seat to horizontal position; remove carriage bolts and acorn nuts (4); turn seat over reversing position of long and short ends; reinstall carriage bolts and acorn nuts.

Important Notes: Support square frame tubes when loosening and removing carriage bolts and acorn nuts; the square frame tubes may separate from the round tubes that support the compact-grade laminate shower seat. If square and round frame tubes come apart when compact-grade laminate shower seat is removed, reassemble by placing round frame tube ends in the round holes on the sides of the square frame tubes.

SPECIFICATION:

Reversible folding shower seat shall have a frame constructed of Type-304, satin-finish stainless steel that consists of 16-gauge (1.6mm), 1-1/4" (30mm) square tubing and 18-gauge (1.2mm), 1" (25mm) diameter seamless tubing. Seat shall be one-piece, 1/2" (13mm) thick, solid phenolic with matte-finish, ivory-colored, melamine surfaces, and black phenolic-resin core; secured to frame with stainless steel carriage bolts and acorn nuts. Seat shall be reversible for left- or right-hand installation in the field. Shower seat shall be equipped with two 3" (75mm) diameter mounting flanges constructed of Type-304, 3/16" (5mm) thick, satin-finish stainless steel; a guide bracket constructed of Type-304, 16-gauge (1.6mm), satin-finish stainless steel; and a spring constructed of Type-301, 24-gauge (0.6mm) stainless steel that is spot-welded to a baseplate of Type-304, heavy-gauge stainless steel. Seat shall remain in upright position when not in use. Shower seat shall comply with accessible design guidelines (including ADAAG in the U.S.A.).

Reversible Folding Shower Seat shall be Model B-5181 of Bobrick Washroom Equipment, Inc., Clifton Park, New York; Jackson, Tennessee; Los Angeles, California; Bobrick Washroom Equipment Company, Scarborough, Ontario; Bobrick Washroom Equipment Pty. Ltd., Australia; and Bobrick Washroom Equipment Limited, United Kingdom.

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Specification

BOBRICK

Technical Data

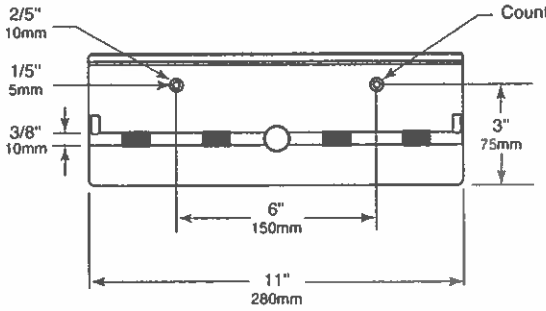
SURFACE-MOUNTED TOILET TISSUE DISPENSER AND UTILITY SHELF

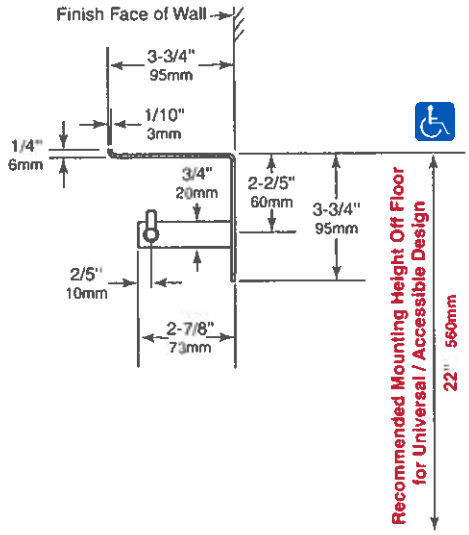
B-540

Specify Finish Required

☐ Stainless Steel, Satin Finish
☐ Matte Black Finish, please use model no. B-540.MBLK







MATERIALS:

Shelf / Wall Plate — 18-8, Type-304, 14-gauge (2.5mm) stainless steel with satin finish or matte black, as specified. 1/4" (6mm) upward return edge at the front.

Post — 18-8, Type-304, 3/4" (19mm) diameter, solid stainless steel rod. Post is securely welded to the Wall Plate.

Dispenser Bar — 18-8, Type-304, 3/8" (9.5mm) diameter, solid stainless steel rod. Secured to Post with a concealed set screw.

Retaining Pins (2) — 18-8, Type-304, 1/4" (6.4mm) diameter, solid stainless steel rod press fit and secured into Dispenser Bar.

OPERATION:

Unit holds two standard-core toilet tissue rolls up to 4-1/4" (110mm) diameter (500 sheets). Item complies with one-hand-operation and continuous-paperflow-requirement of ADA. *Designer's Note:* It is recommended that one full toilet tissue roll remain wrapped or taped until the other roll has been depleted to avoid wasting the ends of both rolls.

INSTALLATION:

For plaster or dry wall construction, provide concealed backing to comply with local building codes, then secure unit with sheet-metal screws (not furnished). For other wall surfaces, provide fiber plugs or expansion shields for use with sheet-metal screws (not furnished), or provide 1/8" (3mm)toggle bolts or expansion bolts.

For partitions with particle-board or other solid core, secure with sheet-metal screws (not furnished), or provide through-bolts, nuts, and washers. For hollow-core metal partitions, provide solid backing into which the sheet-metal screws (not furnished) can be secured.

SPECIFICATION:

Surface-mounted toilet tissue dispenser and utility shelf shall be Type-304, 14 gauge stainless steel with satin finish or matte black, as specified. Shelf shall have 1/4" (6mm) upward return front edge. Toilet Tissue Dispenser shall have 3/4" (19mm) diameter Post. Dispenser bar shall be 3/8" (9.5mm) diameter, secured to Post with a concealed set screw. Retaining pin shall be 1/4" (6.4mm) diameter and pressed into Dispenser bar. Wall Plate equipped with two screw holes for attachment. Post and Wall Plate are to be securely welded as one piece. Dispenser Bar shall hold standard-core toilet tissue rolls up to 4-1/4" (110mm) diameter (500 sheets).

Surface-Mounted Toilet Tissue Dispenser And Utility Shelf shall be Model B-540 of Bobrick Washroom Equipment, Inc., Clifton Park, New York; Jackson, Tennessee; Los Angeles, California; Bobrick Washroom Equipment Company, Scarborough, Ontario; Bobrick Washroom Equipment Pty. Ltd., Australia; and Bobrick Washroom Equipment Limited, United Kingdom.

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Revised 6/28/23
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Specification

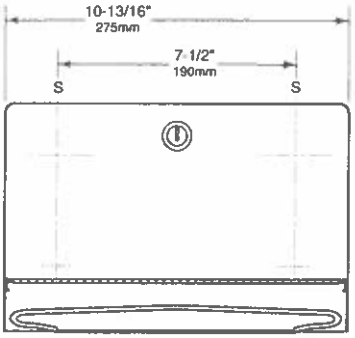
BOBRICK

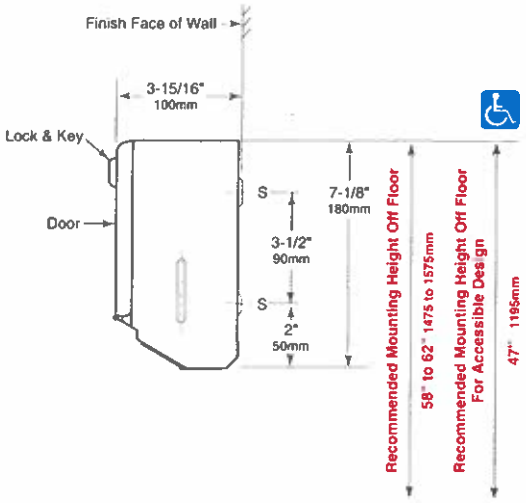
Technical Data

SURFACE-MOUNTED PAPER TOWEL DISPENSER

B-26212







MATERIALS:

Cabinet — 18-8, type-304, 22-gauge (0.8mm) stainless steel with satin finish. All-welded construction. Exposed surfaces have satin finish. Towel tray has hemmed opening to dispense paper towels without tearing.

Door — 18-8, type-304, 22-gauge (0.8mm) stainless steel with satin finish. Secured to cabinet with a full-length stainless steel piano-hinge. Equipped with a tumbler lock keyed like other Bobrick washroom accessories.

Optional: Order Bobrick Part No. 262-130 TowelMate® available as on optional accessory. TowelMate accessory allows for paper towels to dispense one at a time without bulging, sagging or falling through the towel tray opening. TowelMate fits Gamco and most manufacturers' similar models.

OPERATION:

Unit dispenses C-fold and multifold paper towels 3-1/8" to 3-13/16" (79–97mm) deep. Slots in sides of cabinet indicate refill time. Capacity: 200 C-fold or 275 multifold paper towels. To dispense narrower towels 2-1/2" to 3-1/8" (64–79mm) deep, order optional TowelMate accessory Bobrick Part No. 262-130.

INSTALLATION:

Mount unit on wall with four #10 x 1-1/4" (4.8 x 32mm) sheet-metal screws (not furnished) at points indicated by an *S*. For plaster or dry wall construction, provide concealed backing to comply with local building codes, then secure unit with sheet-metal screws. For other wall surfaces, provide fiber plugs or expansion shields for use with sheet-metal screws, or provide 1/8" (3mm) toggle bolts or expansion bolts.

SPECIFICATION:

Surface-mounted paper towel dispenser shall be type-304 stainless steel with all-welded construction; exposed surfaces shall have satin finish. Door shall be secured to cabinet with a full-length stainless steel piano-hinge and equipped with a tumbler lock keyed like other Bobrick washroom accessories. Paper towel tray shall have hemmed opening to dispense paper towels without tearing. Unit shall be capable of dispensing 200 C-fold or 275 multifold paper towel measuring 3-1/8" to 3-13/16" (79 to 97mm) deep. Narrower paper towels 2-1/2" to 3-1/8" (65 to 79mm) deep may be efficiently dispensed with the use of an optional TowelMate accessory, Bobrick Part No. 262-130. TowelMate accessory allows for paper towels to dispense one at a time without bulging, sagging or falling through the towel tray opening.

Surface-Mounted Paper Towel Dispenser shall be Model B-26212 of Bobrick Washroom Equipment, Inc., Clifton Park, New York; Jackson, Tennessee; Los Angeles, California; Bobrick Washroom Equipment Company, Scarborough, Ontario; Bobrick Washroom Equipment Pty. Ltd., Australia; and Bobrick Washroom Equipment Limited, United Kingdom.

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Specification

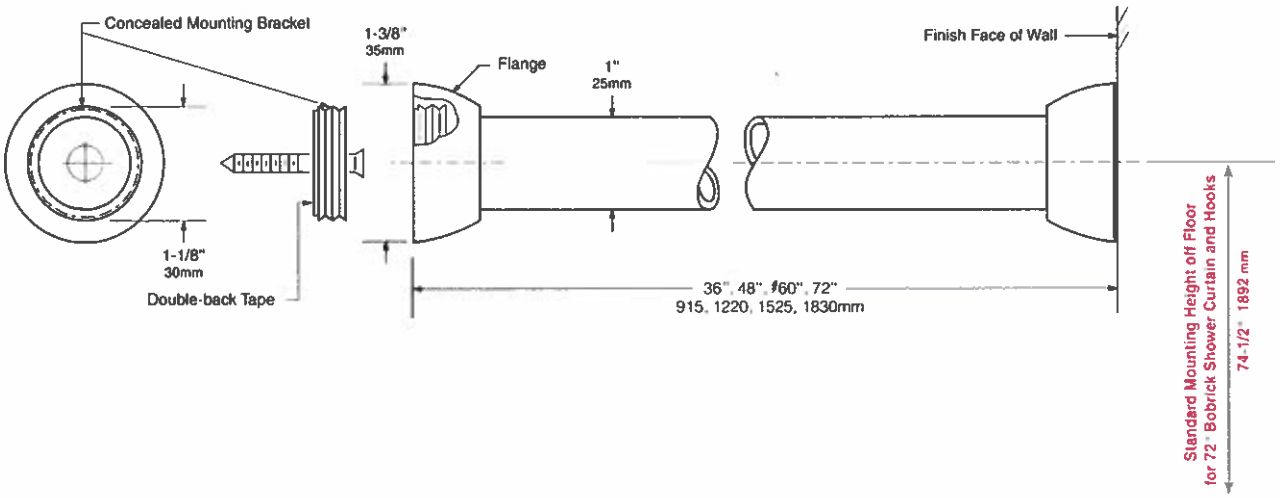
BOBRICK

Technical Data

HEAVY-DUTY SHOWER CURTAIN ROD WITH CONCEALED MOUNTING

B-207





MATERIALS:

Curtain Rod — 18-8, Type-304, 20-gauge (1.0mm) stainless steel tubing with satin finish. 1" (25mm) outside diameter. Available in lengths from 36" (915mm) up to 72" (1830mm).

Flanges (2) — 1-3/8" (35mm) diameter. Chrome-plated plastic. Bright polished finish.

Concealed Mounting Brackets (2) — Aluminum.

INSTALLATION:

Remove protective backing from tape attached to concealed mounting brackets. Position mounting brackets on opposite shower walls and secure with screws furnished by manufacturer. For plaster or dry wall construction, provide concealed backing to comply with local building codes, then secure brackets with screws furnished. For other wall surfaces, provide fiber plugs or expansion shields for use with screws furnished, or provide 1/8" (3mm) toggle bolts or expansion bolts. Slide flanges onto opposite ends of curtain rod. Position curtain rod, then screw threaded flanges onto mounting brackets.

SPECIFICATION:

Shower curtain rod shall be Type-304, 20-gauge (1.0mm) stainless steel with satin finish. It shall have an outside diameter of 1" (25mm). Flanges shall be 1-3/8" (35mm) diameter chrome-plated plastic with bright polished finish. Unit shall be equipped with concealed mounting brackets.

Shower Curtain Rod shall be Model B-207 x _____ (insert length) of Bobrick Washroom Equipment Inc., Clifton Park, New York; Jackson, Tennessee; Los Angeles, California; Bobrick Washroom Equipment Company, Scarborough, Ontario; Bobrick Washroom Equipment Pty. Ltd., Australia; and Bobrick Washroom Equipment Limited, United Kingdom.

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Specification

BOBRICK

Technical Data

VINYL SHOWER CURTAINS

204-2 204-3

Specify Part Required: ❑ 204-2 42" wide x 72" high (1065 x 1830mm)
❑ 204-3 70" wide x 72" high (1780 x 1830mm)



MATERIALS:

Opaque, matte white vinyl 0.008" (0.2mm) thick, containing antibacterial and flame-retardant agents. White HDPE grommets along top, one every 6" (150mm). Bottom and sides are hemmed.

OPERATION:

Hooks available as optional accessory: order Bobrick Part No. 204-1. 204-2 shower curtain, 42" wide x 72" high (1065 x 1830mm), requires 7 hooks. 204-3 shower curtain, 70" wide x 72" high (1780 x 1830mm), requires 12 hooks.

INSTALLATION:

Recommended for use with Bobrick stainless steel shower curtain hooks on Bobrick stainless steel shower curtain rods: Models B-207, B-4207, B-6047 and B-6107.

SPECIFICATION:

Shower curtains shall be opaque, matte white vinyl 0.008" (0.2mm) thick, containing antibacterial and flame-retardant agents (Formulated to meet CFSM Title 19.13115), and shall have white HDPE grommets along top. Bottom and sides shall be hemmed.
NFPA-701 certified.

Vinyl Shower Curtains shall be Model _____ (insert model number) of Bobrick Washroom Equipment, Inc., Clifton Park, New York; Jackson, Tennessee; Los Angeles, California; Bobrick Washroom Equipment Company, Scarborough, Ontario; Bobrick Washroom Equipment Pty. Ltd., Australia; and Bobrick Washroom Equipment Limited, United Kingdom.

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Specification

KB310-SSRE Horizontal Stainless Steel Recessed-Mounted Baby Changing Station

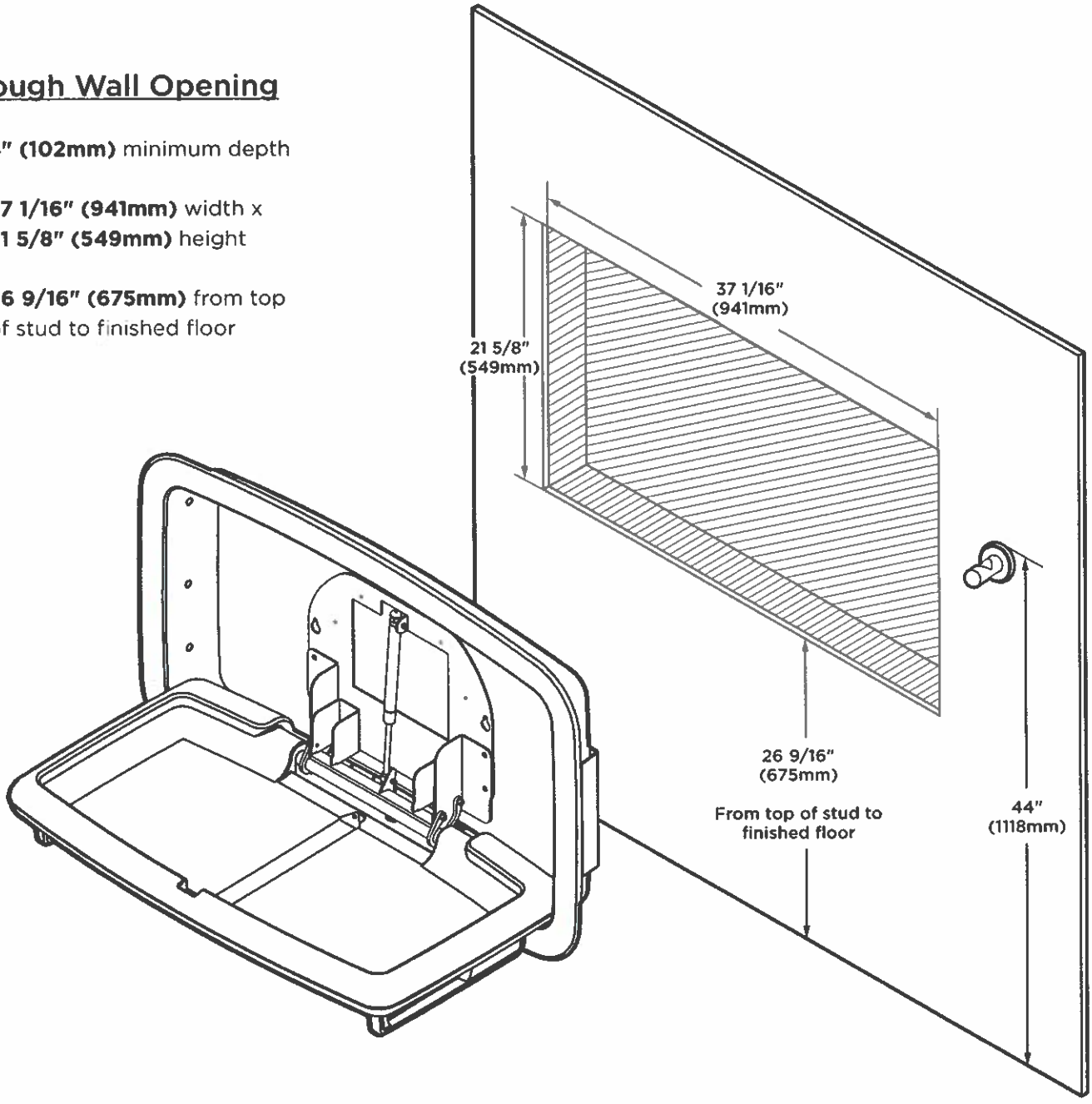
Technical Data Sheet

Color

- **KB310-SSRE Stainless Steel**
- **KB310-SSRE-MBLK Matte Black**

Rough Wall Opening

- **4" (102mm)** minimum depth
- **37 1/16" (941mm)** width x **21 5/8" (549mm)** height
- **26 9/16" (675mm)** from top of stud to finished floor

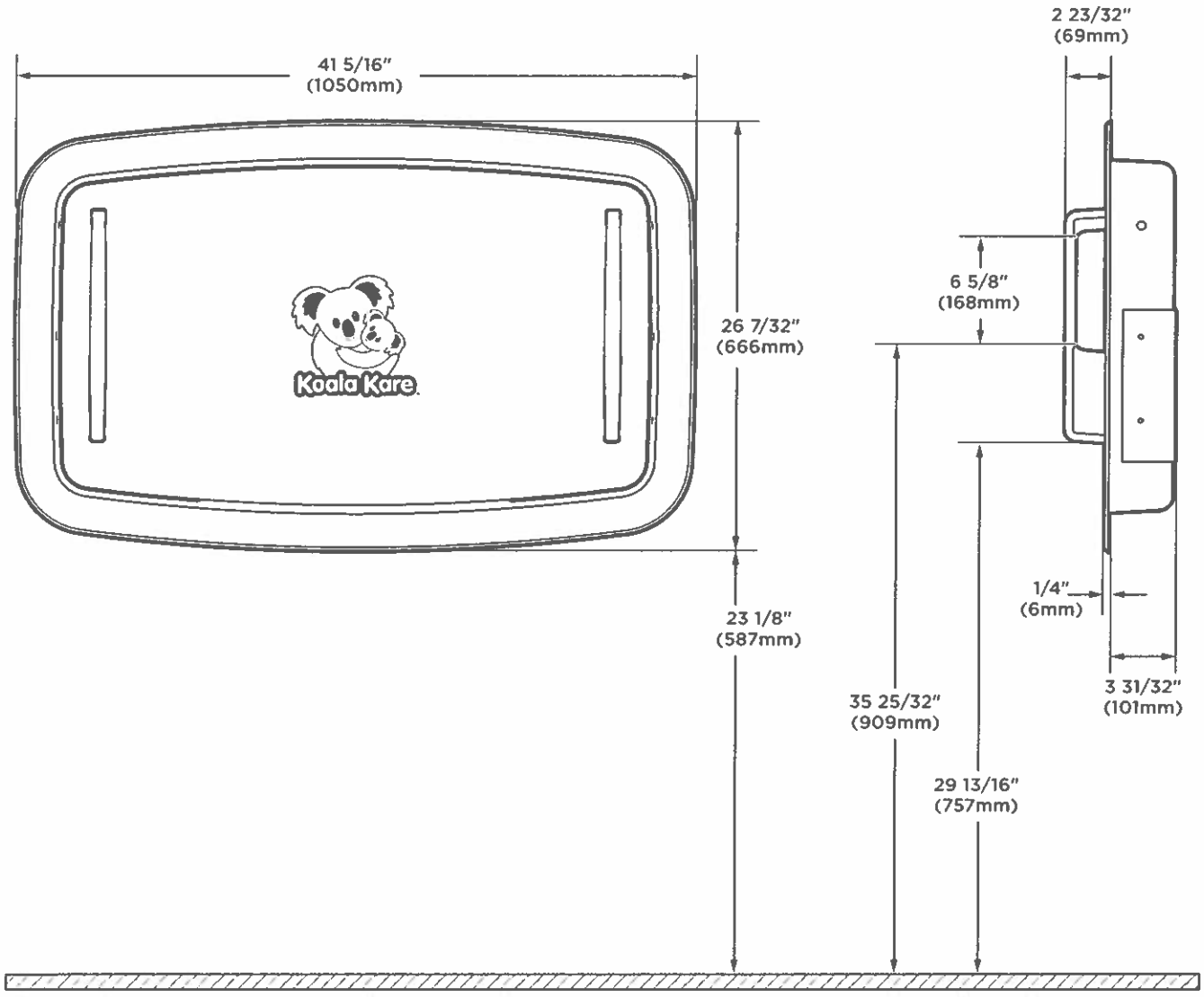


*Diagrams are not to scale.

Specification

KB310-SSRE Horizontal Stainless Steel Recessed-Mounted Baby Changing Station

Closed Position

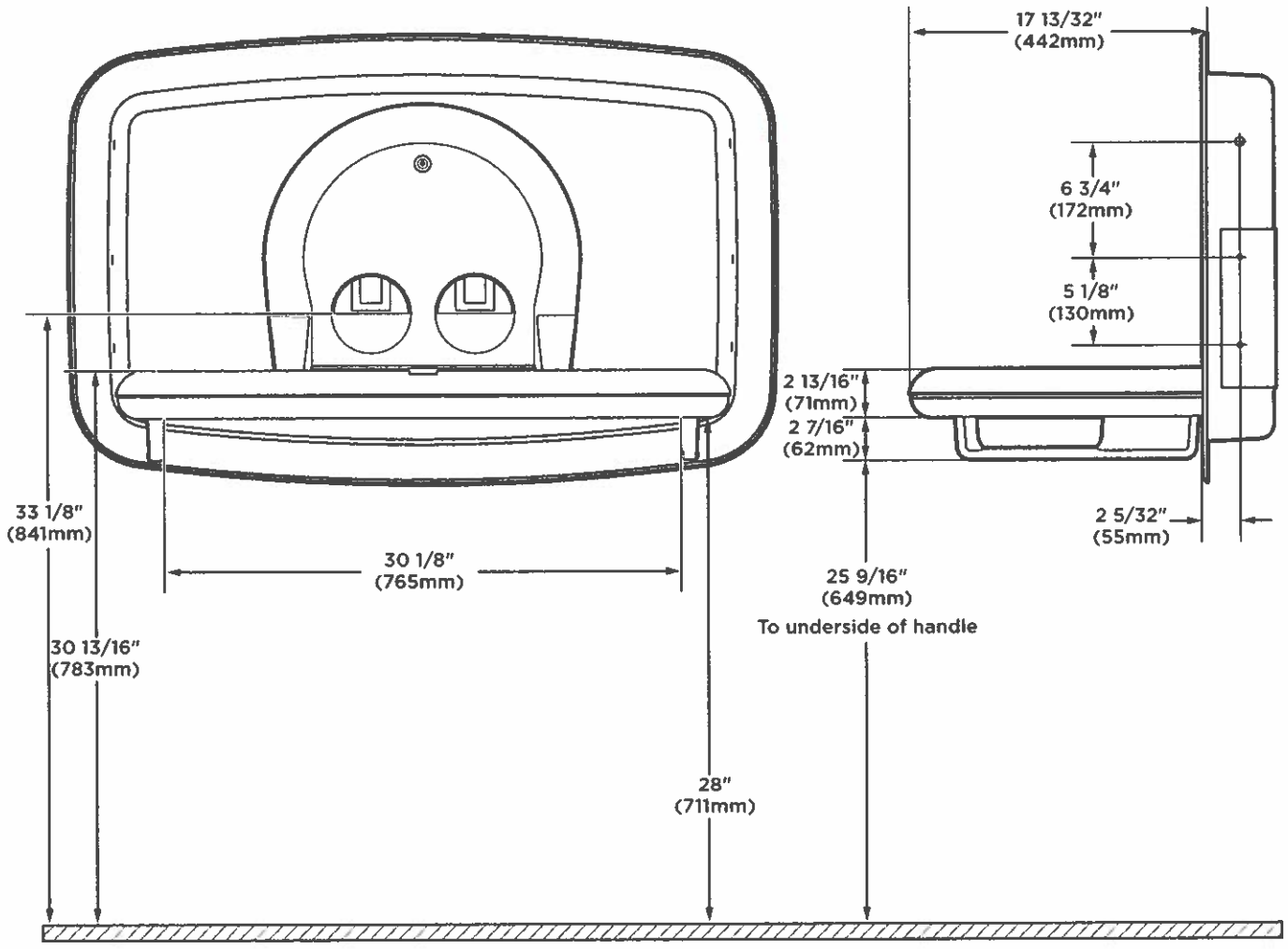


*Diagrams are not to scale

Specification

KB310-SSRE Horizontal Stainless Steel Recessed-Mounted Baby Changing Station

Open Position



*Diagrams are not to scale.

Specification

BOBRICK

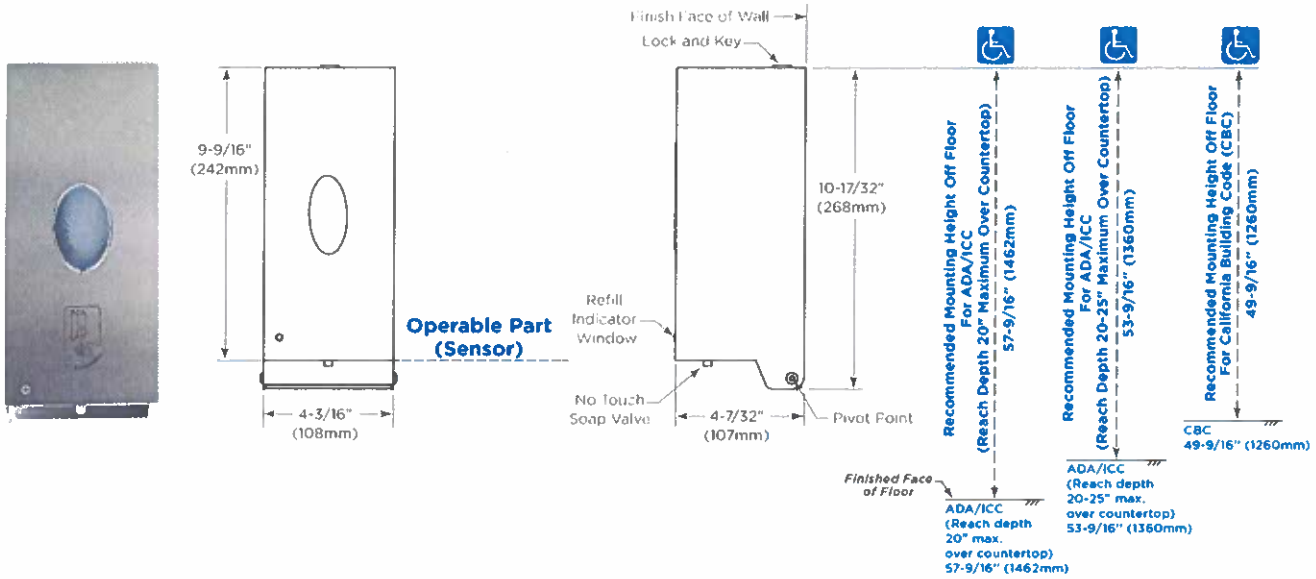
Technical Data

AUTOMATIC WALL-MOUNTED SOAP DISPENSER

B-2012

Specify Finish Required

☐ Stainless Steel, Satin Finish
☐ Matte Black Finish, please use model no. B-2012.MBLK



Installation Guidance

***Operable Part:** Automatic sensor

Maximum mounting height of operable part:

ADA/ICC (Reach Depth 20" Maximum Over Countertop): 48" above finished floor (AFF)

ADA/ICC (Reach Depth, 20"-25" Maximum Over Countertop): 44" above finished floor (AFF)

CBC: 40" above finished floor (AFF)

*For more information regarding operable parts, please refer to Bobrick Planning Guide for Accessible Restrooms, page 9.

MATERIALS:

Housing — Welded 18-8, Type-304, 18-gauge (1.0 mm) stainless steel with satin finish or matte black as specified. Plastic back plate incorporates mounting screw holes and mounting tape. Equipped with concealed mounting, clear acrylic refill-indicator window and key lock. Refillable, plastic container. Capacity: 850 ml (30-fl oz).

Valve — No-touch, sensor-activated valve suitable for liquid soap, alcohol gel, liquid alcohol, hand sanitizers and iodine.

Spare Part — Replace 2012-18-S silicone tube pump every three to six months, depending on usage, if using the dispenser with alcohol-based solutions.

continued . . .

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Specification

OPERATION:

To fill the dispenser. remove the lid and fill with liquid hand soap. Dispenses liquid hand soaps of viscosities ranging from 1-3,000 cps. After filling soap container, DO NOT TIGHTEN lid. Air flow is necessary inside the container for dispensing. To activate the dispenser, place hand under spout for approximately one second. Sensing range comes at factory setting of 60mm (2-1/2"). The sensing range set by the factory is recommended for optimal performance. Window indicates when refill is required. The locked, hinged housing opens for re-filling only with special key provided. Requires three (3) Alkaline "C" Cell Batteries, 1.5V (not included). Blue indicator light signals "IN USE". Flashing blue light signals "LOW BATTERY." CE Certified.

INSTALLATION:

Install dispenser at least 200 mm (8") from any projection or horizontal surface which may interfere with the operation of the automatic sensor (see Mounting Location Notes below for exception to the 8" minimum). Mount the dispenser to the wall by using the enclosed screws and wall plugs. The prepared mounting tape may also be used. Make sure the wall surface is cleaned and in good condition to ensure proper mating of the dispenser to the wall. Install three (3) Alkaline "C" Cell Batteries, 1.5V and replace battery cover. After filling soap container, DO NOT TIGHTEN lid. Air flow is necessary inside the container for dispensing. Remove and discard plastic cap from nozzle tip. Plastic dispensing tube may require massaging to prime the unit. Housing must be closed for dispenser to function.

Mounting Location Notes:

1. *Height of dispenser limits mounting dispenser alongside, not under, mirrors mounted above individual lavatories and countertops.*
2. *The dispenser should be mounted with 8" clearance between sensor and shiny, bright, matte metal reflective lavatory, countertop surface below to avoid sensor malfunction.*
3. *The dispenser can be mounted with 6" minimum clearance below sensor when a non-reflective countertop surface is used.*

SPECIFICATION:

Automatic wall-mounted soap dispenser shall be Type-304 stainless steel with satin finish or matte black as specified. Corrosion-resistant valve shall dispense a variety of liquid soaps, iodine based soaps, and alcohol based liquid or gel hand sanitizers. Valve shall be sensor-activated and not require contact with the dispenser to function. Lockable housing shall be equipped with a clear acrylic refill-indicator window and be hinged for refilling and maintenance. Container shall have a capacity of 850 ml (30-fl oz). Unit shall have CE Certification.

Surface-Mounted Sensor-Operated Soap Dispenser shall be Model B-2012 of Bobrick Washroom Equipment, Inc., Clifton Park, New York; Jackson, Tennessee; Los Angeles, California; Bobrick Washroom Equipment Company, Scarborough, Ontario; Bobrick Washroom Equipment Pty. Ltd., Australia; and Bobrick Washroom Equipment Limited, United Kingdom.

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Specification

BOBRICK

Technical Data

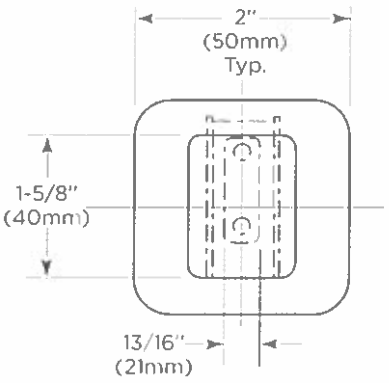
SURFACE-MOUNTED ROBE HOOK

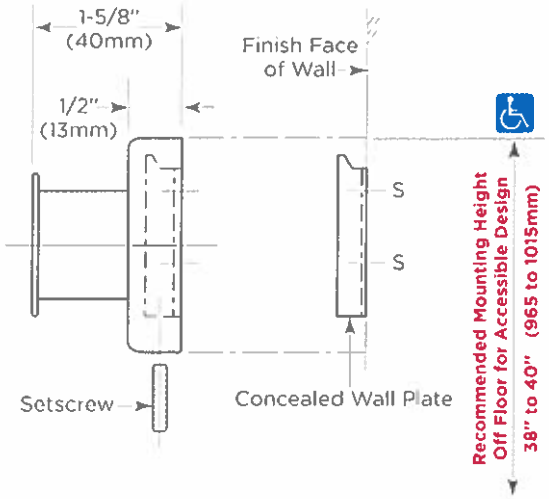
B-7671
B-76717
B-7671.MBLK

Specify Model Required:

- ☐ B-7671 Bright Polished stainless steel
- ☐ B-76717 Satin-finish stainless steel
- ☐ B-7671.MBLK Matte Black stainless steel







MATERIALS:

Flange & Support Arm — 18-8, type-304, 22-gauge (0.8mm) stainless steel, finish as specified. Concealed, 18-gauge (1.2mm) stainless steel mounting bracket. All-welded construction. Secured to wall plate with a stainless steel setscrew.

Concealed Wall Plate — 18-8, type-304, 19-gauge (1.0mm) stainless steel.

Cap — 18-8, type-304, 14-gauge (2.0mm) stainless steel, finish as specified. Welded to the support arm.

INSTALLATION:

To remove concealed wall plate from back of flange and mounting bracket, loosen setscrew. Mount wall plate so prongs are at top; secure with two sheet-metal screws, furnished by manufacturer, at points indicated by an *S*. Engage mounting bracket onto prongs of wall plate, then secure unit into position by tightening setscrew at bottom of flange.

For plaster or dry wall construction, provide concealed backing to comply with local building codes, then secure unit with sheet-metal screws furnished. For other wall surfaces, provide fiber plugs or expansion shields for use with screws furnished, or provide 1/8" (3mm) toggle bolts or expansion bolts.

For partitions with particle-board or other solid core, secure with sheet-metal screws furnished, or provide through-bolts, nuts, and washers. For hollow-core metal partitions, provide solid backing into which the furnished sheet-metal screws can be secured.

SPECIFICATION:

Surface-mounted robe hook shall be type-304 stainless steel with _____ (insert one: bright polished, matte black, or satin) finish. Flange and support arm shall be 22 gauge (0.8mm) and equipped with a concealed, 18-gauge (1.2mm) mounting bracket that is secured to a concealed, 19-gauge (1.0mm) wall plate with a stainless steel setscrew. Cap shall be 14 gauge (2.0mm), welded to the support arm.

Surface-Mounted Robe Hook shall be Model _____ (insert model number) of Bobrick Washroom Equipment, Inc., Clifton Park, New York; Jackson, Tennessee; Los Angeles, California; Bobrick Washroom Equipment Company, Scarborough, Ontario; Bobrick Washroom Equipment Pty. Ltd., Australia; and Bobrick Washroom Equipment Limited, United Kingdom.

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Specification

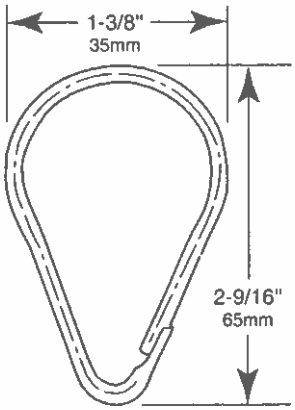
BOBRICK

Technical Data

STAINLESS STEEL SHOWER CURTAIN HOOK

204-1





MATERIALS:

18-8, Type-304, 0.09" (2.28mm) diameter stainless steel.

OPERATION:

Shower curtain hooks can be used with 1" and 1-1/4" (25 and 32mm) diameter shower curtain rods.

Designer's Note: 72" (1830mm) high shower curtains of opaque white vinyl are available from Bobrick as an optional accessory. Order Part No. 204-2 for 42" (1065mm) wide curtains (requires 7 hooks) or Part No. 204-3 for 70" (1780mm) wide curtains (requires 12 hooks).

INSTALLATION:

Hooks snap open to allow placement on 1" (25mm) or 1-1/4" (32mm) diameter shower curtain rods. Recommended for use with Bobrick Models B-207, B-4207, B-6047, and B-6107 stainless steel shower curtain rods.

SPECIFICATION:

Shower curtain hooks shall be 0.09" (2mm) diameter, type-304 stainless steel. Hooks shall be usable with 1" and 1-1/4" (25 and 32mm) diameter shower curtain rods.

Stainless Steel Shower Curtain Hooks shall be Part No. 204-1 of Bobrick Washroom Equipment, Inc., Clifton Park, New York; Jackson, Tennessee; Los Angeles, California; Bobrick Washroom Equipment Company, Scarborough, Ontario; Bobrick Washroom Equipment Pty. Ltd., Australia; and Bobrick Washroom Equipment Limited, United Kingdom.

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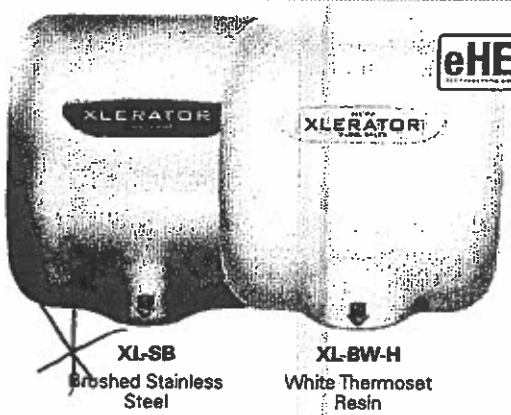
XLERATOR® HAND DRYER

Specification

Bch Wellness

MODELS: XL - BW W GR C SB SI SP OPTIONS: -H (HEPA Filter) -1.1N (Noise Reduction Nozzle) -VOLTAGE (See Chart)

EXCEL



XL-SB
Brushed Stainless Steel

XL-BW-H
White Thermoset Resin



XL-SP-H[3]
Custom Special Paint



XL-GR-H
Graphite Textured Painted



XL-W-H
White Epoxy Painted



XL-SI[4]
Custom Special Image



XL-C
Chrome Plated



XL-SB
Brushed Stainless Steel

TESTED TO PCR GUIDELINES

UL Environment published the first global Product Category Rules (PCR) for Hand Dryers. The PCR created evaluation methods through industry consensus that compare products' environmental impact and performance. Third-party testing results then allow for the creation of certified Environmental Product Declarations (EPDs).

Smart EPD® verifies Environmental Product Declarations (EPDs) for consistency with the LCA and conformance with global Product Category Rules (PCR) for hand dryers. UL Environment published the first global PCR for hand dryers. Third-party testing to these guidelines documents a product's environmental impact over its lifecycle. This impact is detailed in Environmental Product Declarations, enabling specifiers and buyers to make true apples-to-apples comparisons and more informed product selections. Excel Dryer received the industry's first certified EPDs.

[1]Dry time and energy use testing performed by SGS International on standard XLERATOR Hand Dryer with 0.8" nozzle to 0.2g or less of residual moisture, pursuant to the UL Environment Global Product Category Rules (PCR) for Hand Dryers. [2]Based on testing performed by LMS Technologies, 2023. [3]Special Paint powder-coated covers are available in many colors and textures. [4]Exclusive digital image technology allows for the addition of company, school or team logos with any color, design or a "green message".

LIMITED WARRANTY

The dryer shall be guaranteed to be free from defects for a period of **seven (7) years.** Warranty shall include labor performed at factory as well as the repair or exchange of defective parts, at manufacturer's option.

QUANTITY RECOMMENDATIONS

One dryer for every two washbasins is sufficient for most applications. If restroom traffic is unusually heavy, we suggest one dryer per washbasin in small installations and two dryers for every three washbasins in larger installations. When a 54" washfountain is used, we suggest four to five dryers.

PERFORMANCE

(6) Request

TESTED TO PCR GUIDELINES

DRY TIME: 8 SECONDS[1] | ENERGY PER USE: 1.7 kWh[1]

DATA BASED ON ALL XL .8 NOZZLE DRYERS INCLUDING eHEPA® MODELS

SOUND: 62 - 75 dB(a) Average
VELOCITY: 12,000 - 20,000 LFM @ Air Outlet
FLOW RATE: 39 - 64 CFM
MOTOR RPM: Up to 24,000 RPM
HEAT RANGE: OFF to HIGH: 90°F - 145°F Average @ Air Outlet
WATTAGE: ~1,450 Watts (Heat On) ~510 Watts (Heat Off)

CONSTRUCTION

A. All covers will be fastened to a base plate by two chrome plated tamper-proof bolts. Cover shall be one of the following:
Die-cast zinc alloy – One-piece, heavy-duty, rib-reinforced, lightweight, unbreakable, rustproof and all exposed surfaces shall be bright chrome plated or finished with chip-proof, electrostatically applied epoxy paint.
Bulk Molding Compound (BMC) – White reinforced thermoset resin.
Stainless Steel – with a brushed finish.
Special Image – Digital image applied to die-cast or stainless steel covers using patented Kolorfusion Sublimation Decoration process.

B. Base plate shall be equipped with (3) 7/8" (22 mm) diameter holes, the bottom one is suitable for use with surface conduit.

C. All internal parts shall be coated according to Underwriters' Laboratories, Inc. requirements.

D. Entire mechanism shall be internally grounded.

E. Options
Electrostatic HEPA (eHEPA®) Filtration System: Removes 99.999% of viruses and 99.97% of potentially present bacteria[2] at 0.3 microns from the airstream.
1.1" Noise Reduction Nozzle: Reduces the sound level by 9 decibels by significantly decreasing air deflection noise while only increasing dry time by approximately 3 seconds.

F. Accessories (optional)
Antimicrobial Wall Guards: 89W (Microban® White), 89B (Microban Black), 89S (Brushed Stainless Steel)
XChanger Paper Towel Dispenser Retrofit Kit: 40575, 40576 (ADA Height)
ADA-Compliant Recess Kit: 40502

MECHANISM

A. **New 50% longer life motor** shall be a thermally protected, series commutated, through-flow discharge vacuum motor/blower (5/8 hp / 24,000 rpm) which provides air velocity of up to 20,000 LFM (linear feet per minute). Includes a washable metal mesh filter for more reliable performance.

B. Heating element (970 W) is constructed of Nichrome wire and mounted inside the blower housing, thereby being vandal resistant. It shall be protected by an automatic resetting thermostat, which shall open whenever air flow is cut off and shall close when flow of air is resumed. It shall produce an average air temperature at the outlet of up to 145°F (63°C) at a 72°F (22°C) ambient room temperature.

C. Control assembly is activated by an infrared optical sensor located next to the air outlet. The dryer shall operate as long as hands are under the air outlet. Control includes a speed and sound control mechanism, adjustable heat control with High, Medium, Low and Off settings and a filter sensor which is activated should the filter become clogged. There is a 35-second lockout feature if hands are not removed. Sensor equipped with externally visible red LED that flashes error codes to assist in troubleshooting.

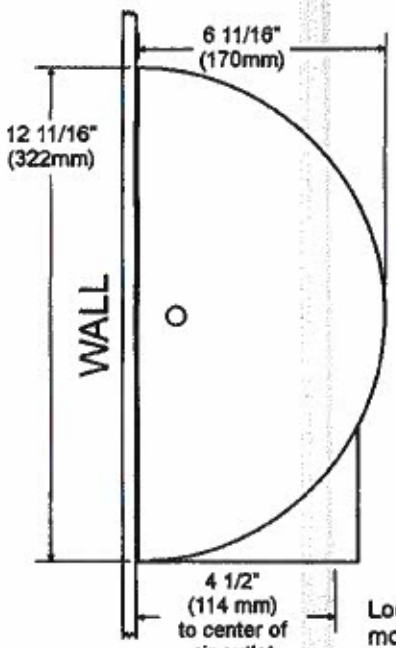
EXCEL DRYER, Inc.
East Longmeadow, MA
Phone 1.800.255.9235
Fax 1.413.525.2853
sales@exceldryer.com
www.exceldryer.com

XLERATOR® HAND DRY

Specification

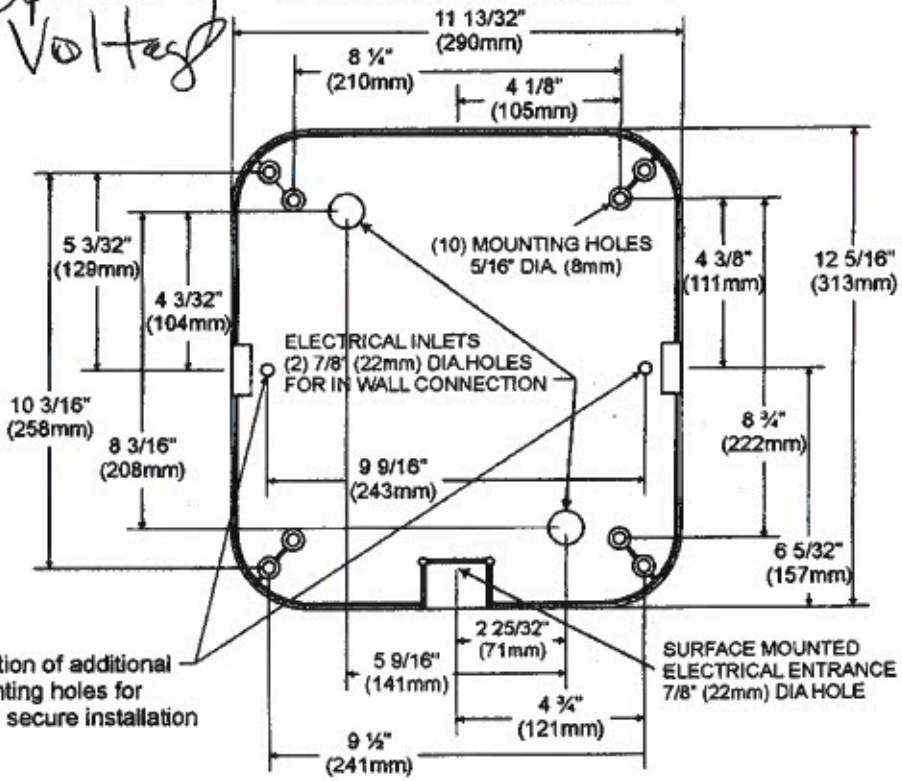
MODELS: **XL - BW W GR C SB SI SP** OPTIONS: **-H** (HEPA Filter) **-1.1N** (Noise Reduction Nozzle) **-VOLTAGE** (See Chart)

SIDE VIEW



Specify Voltage

FRONT VIEW FACING WALL



DIMENSIONS

Width 11 3/4" (298 mm) **Height** 12 11/16" (322 mm) **Depth** 6 11/16" (170 mm)

WEIGHT

XL-BW: 15 lbs. (6.8 kgs.) **XL-SB:** 16 lbs. (7.26 kgs.) **XL-W, GR, C, SI, SP:** 17 lbs. (7.71 kgs.)

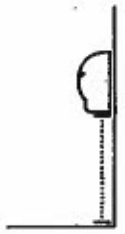
ELECTRICAL

VOLTS	AMPS	WATTS	AMPS (HEAT OFF)	WATTS (HEAT OFF)	HERTZ	LISTING
110-120V	11.3-12.2A	1,213-1,450W	4.3-4.5A	442-513W	50/60 Hz	
208-240V	5.6-6.2A	1,135-1,450W	2.0-2.2A	495W	50/60 Hz	
208-277V	5.6-6.2A	1,135-1,450W	2.0-2.2A	416-495W	50/60 Hz	
230V	6.1A	1,400W	2.1A	500W	50-60 Hz	CE

SUGGESTED MOUNTING HEIGHTS

from floor to bottom of dryer:

Men	45"	(114 cm)
Women	43"	(109 cm)
Teenagers	41"	(104 cm)
Small Children	35"	(89 cm)
Accessible	37"	(94 cm)



CERTIFICATIONS

EPD · hpds · RoHS

ACTIVATION

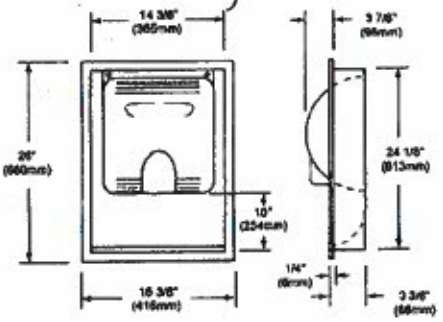
Automatic Sensor Operated

MOUNTING

Surface-Mounted

OPTIONAL ADA-COMPLIANT RECESS KIT





Part # 40502

DIMENSIONS

Width 16 3/8" (416 mm) **Height** 26" (660 mm) **Depth** 3 3/8" (86 mm)

Bottom of recessed wall box should be 10" (254 mm) below suggested mounting height for dryer.

*Dry time and energy use testing performed by SGS International on standard XLERATOR Hand Dryer with 0.8" nozzle to 0.25g or less of residual moisture, pursuant to the UL Environment Global Product Category Rules (PCR) for Hand Dryers. *Based on testing performed by LMS Technologies, 2023. *Special Paint powder-coated covers are available in many colors and textures. *Exclusive digital image technology allows for the addition of company, school or team logos with any color, design or a "green message".

EXCEL DRYER, Inc.
East Longmeadow, MA
Phone 1.800.255.9235
Fax 1.413.525.2853
sales@exceldryer.com
www.exceldryer.com

FEB 2026

JOHN BELL
CONSTRUCTION

GOLDEN BEACH WELLNESS CENTER

PCO #047 Brass Lettering

This PCO originated from Addendum 6, RFI #51, where the bid set drawings did not include brass lettering on the terrazzo. At the Architect's request, this change order is being proposed to fabricate and install brass lettering in accordance with the Architect's most recent drawings.

The Following are the backup documentation for the PCO:

- PCO Breakdown.
- Subcontractor's quote.
- Bid set, Addendum 6 - RFI #51, and RFI 39.

JOHN BELL CONSTRUCTION

POTENTIAL CHANGE ORDER

OWNER ▪
ARCHITECT ▪
CONTRACTOR ▪
FIELD ▫
OTHER –

AIA DOCUMENT G701

PROJECT:	Golden Beach Wellness Center 1 Golden Beach Drive Golden Beach, FL 33160	**PCO #:** **DATE:**	47 Brass Lettering 4/20/2026
		NTP #02:	7/14/2025
		Original Substantial Completion Date:	7/24/2026
CONTRACTOR:	John Bell Construction 4000 SW 60th Court Miami, FL 33155	**CONTRACT FOR:**	Golden Beach Wellness Center 1 Golden Beach Drive Golden Beach, FL 33160

Not valid until signed by the Owner, Architect and Contractor.

The original Contract Sum was			$ 5,272,660.94
The Costs Associated with this Change Order are:			$ 6,647.00
1 Furnish, and Install Custom Brass Insert at Terrazzo Floor		$ 6,647.00	
Insurance (GL & Workers Comp)	1.0%		$ 66.47
Standard Overhead & Management Fee	14.0%		$ 930.58
Bond Cost	2.0%		$ 132.94
The Contract Sum will be increased by this Change Order in the amount of			$ 7,776.99
This change order will increase Substantial Completion by			02 days

NOTE: This summary does not reflect changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Construction Change Directive.

Eric Dempsey	John Bell Construcion, Inc	Town of Golden Beach
ARCHITECT	CONTRACTOR	CONTRACTED
700 S. Rosemary Ave, Suite 401, West Palm Beach, FL 33401	4000 SW 60th Court, Miami FL 33155	100 Ocean Blvd, Golden Beach, FL 33160
Address	ADDRESS	ADDRESS
	Jay Castellanos	
BY	BY	BY
SIGNATURE	SIGNATURE	SIGNATURE
	4/20/2026	
DATE	DATE	DATE

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G701-1987

AMERICAN FLOORING AGENCIES, INC.

200 NW 6th Ave. Tel: (954) 456-0907
Hallandale, FL 33009 Fax: (954) 456-9871

www.AFAgencies.com Info@AFAgencies.com

Marble, Stone and Terrazzo Restoration, Care and Maintenance
Terrazzo Installation, Repair and Restoration
Concrete Polish, Stain and Seal.

April 16, 2026

QUOTE / CONTRACT

Project Name:	**Town of Golden Beach Wellness Center - Terrazzo**	**Project Address:**	**1 GOLDEN BEACH DRIVE GOLDEN BEACH, FLORIDA 33160**

Drawings Acknowledgment:	100% CONSTRUCTION DRAWINGS, REV 15 2026.03.27 A500, REV 16 2026.04.08 (Emailed)	Addendum Acknowledgment:	N/A

Scope of Work:

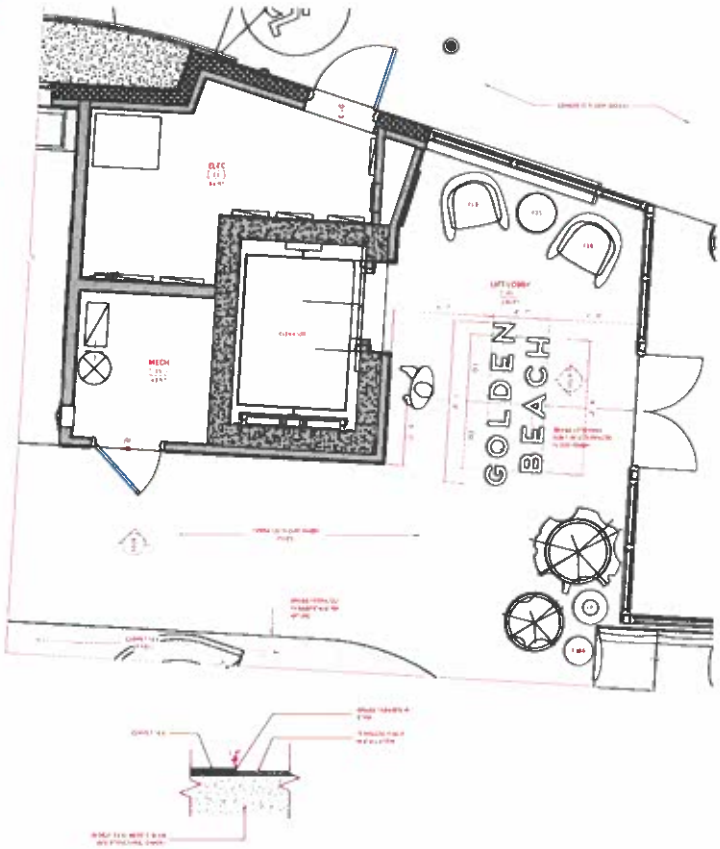
1. **Custom Brass Insert: Lobby**
   - Custom waterjet cut brass lettering.
   Includes:
   - Fabricate, furnish and install.

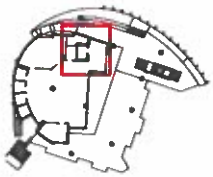
Up to: 1 Ea. $6,647.00

G.C / Owner Initial

2

LVL1 - LIFT AREA





DEMPSEY DESIGN

WELLNESS CENTER

TOWN OF GOLDEN BEACH

20250403

PARK RESIED
NOT TO SCALE

ENLARGED PLAN 1F

A500

100% CONSTRUCTION DRAWINGS

REQUEST FOR INFORMATION (RFI)	
RFI #051	SUBMITTED TO: Lissette Perez / Town Clerk
DATE: 02/13/2025	
NEEDED BY: ASAP	SUBMITTED BY: Ronald Mary / Director of Pre Construction
PROJECT: WELLNESS CENTER PROJECT	
PROJECT #: RFP 2024-002	

RFI DESCRIPTION

- Provide size and specification for the lettering in the epoxy flooring

ATTACHMENTS:

SUBMITTED BY: Ronald Mary, Director of Pre Construction, Gerrits Construction

RESPONSE TO RFI

Terrazzo flooring insert to be provided by the Town of Golden Beach, salvaged from the existing building on-site.

RESPONSE BY: ERIC DEMPSEY ARCHITECT, LLC	DATE: 2025.02.26

JOHN BELL CONSTRUCTION

Project: Golden Beach Wellness Center
1 Golden Beach Drive
Golden Beach, Florida 33160

RFI #39: Terrazzo Flooring Clarification

Revision	0	**Status**	Closed on 04/06/26
To	Alexander Diaz (Town of Golden Beach) Sean Compel (Compeling Solution) Eric Dempsey (ERIC DEMPSEY ARCHITECT, LLC)	**From**	Adrian Gonzalez (John Bell Construction)
Date Initiated	Jan 13, 2026	**Due Date**	Jan 12, 2026
Location		**Project Stage**	Course of Construction
Cost Impact	TBD	**Schedule Impact**	TBD
Spec Section		**Cost Code**	
Drawing Number		**Reference**	
Linked Drawings			
Received From	Adrian Gonzalez (John Bell Construction)		
Copies To	Jay Castellanos (John Bell Construction), Sean Compel (Compeling Solution), Eric Dempsey (ERIC DEMPSEY ARCHITECT, LLC), Alexander Diaz (Town of Golden Beach), Linda Epperson (Town of Golden Beach), Albert Faz (John Bell Construction), Adrian Gonzalez (John Bell Construction), Dario Gonzalez (Town of Golden Beach), Maria Herrera (John Bell Construction), Ronald Jezerinac (Jezerinac Group), Rob Jones (Jezerinac Group), Skylar Mahaffey (Jezerinac Group), Oscar Morejon (John Bell Construction), Kathy O'Leary (Richards O'Leary Design Associates), Lissett Rovira (Town of Golden Beach), Gina Santibanez (John Bell Construction), Steve Smith (Craig A Smith & Associates), Carlos Somoza (Carlos Somoza Landscape Architecture)		

Activity

Question

Question from Adrian Gonzalez John Bell Construction *on Tuesday, Jan 13, 2026 at 11:52 AM EST*

Please see the RFI's from our flooring subcontractor.

- Brass Terrazzo Transition
  - What should be the width/ reveal (visible width when looking down at the floor) of the strip?
- Recycled brass lettering and terrazzo cutout inset into the new floor finish floor
  - Is the lettering available for review to make sure it can be used with the terrazzo?
- A107 - Terrazzo Matrix/Binder
  - Please confirm whether the terrazzo is intended to be cementitious or epoxy-based. The current drawings do not specify the matrix/binder type.

Official Response

Response from Eric Dempsey ERIC DEMPSEY ARCHITECT, LLC *on Wednesday, Feb 11, 2026 at 10:13 AM EST*

1. Brass Terrazzo Transition – Width / Reveal
The transition between terrazzo and carpet shall be a standard 1/8" brass divider strip, ground flush and polished smooth with the finished terrazzo surface. The visible reveal at the floor surface shall be approximately 1/8".
This is a standard terrazzo dividing strip and does not require a wider reveal unless otherwise directed.

2. Recycled Brass Lettering Inset into Terrazzo
There was an earlier design concept to reuse the existing brass lettering stored on-site as an inset within the new terrazzo floor.
Please verify with the Town whether the original brass lettering is available for reuse.

- If available: Provide samples for review to confirm condition, thickness, and suitability for terrazzo integration.
- If not available or not suitable: Provide an alternate proposal for a comparable brass inlay solution integrated into the terrazzo, including pricing.

Please provide pricing both:

- With brass inlay feature
- Without brass inlay feature (standard terrazzo only)

Final design direction will be confirmed following Town verification and cost review.

3. A107 – Terrazzo Matrix / Binder Type
The terrazzo is intended to be epoxy-based terrazzo, not cementitious.
Please proceed accordingly and coordinate aggregate selection and color with the approved finish schedule.

All Replies

Response from Sean Compel Compeling Solution *on Thursday, Apr 2, 2026 at 03:03 PM EDT*

Please see the attached image file with the font type that is to be used for the inlay

Attachments
GoldenBeach-Font-1 2026 PNG.png

Response from Jay Castellanos John Bell Construction *on Thursday, Apr 2, 2026 at 10:36 AM EDT*

Please provide a CAD file for the Golden Beach logo if available.

Response from Eric Dempsey ERIC DEMPSEY ARCHITECT, LLC *on Wednesday, Feb 11, 2026 at 10:13 AM EST*

1. Brass Terrazzo Transition – Width / Reveal
The transition between terrazzo and carpet shall be a standard 1/8" brass divider strip, ground flush and polished smooth with the finished terrazzo surface. The visible reveal at the floor surface shall be approximately 1/8".
This is a standard terrazzo dividing strip and does not require a wider reveal unless otherwise directed.

2. Recycled Brass Lettering Inset into Terrazzo
There was an earlier design concept to reuse the existing brass lettering stored on-site as an inset within the new terrazzo floor.
Please verify with the Town whether the original brass lettering is available for reuse.

- If available: Provide samples for review to confirm condition, thickness, and suitability for terrazzo integration.
- If not available or not suitable: Provide an alternate proposal for a comparable brass inlay solution integrated into the terrazzo, including pricing.

Please provide pricing both:

- With brass inlay feature
- Without brass inlay feature (standard terrazzo only)

Final design direction will be confirmed following Town verification and cost review.

3. A107 – Terrazzo Matrix / Binder Type
The terrazzo is intended to be epoxy-based terrazzo, not cementitious.
Please proceed accordingly and coordinate aggregate selection and color with the approved finish schedule.

JOHN BELL CONSTRUCTION

POTENTIAL CHANGE ORDER

AIA DOCUMENT G701

OWNER	■
ARCHITECT	■
CONTRACTOR	■
FIELD	□
OTHER	□

PROJECT:	Golden Beach Wellness Center 1 Golden Beach Drive Golden Beach, FL 33160	**PCO #:** **DATE:**	050 Credit for Gravity Wall 6/8/2026
		NTP #02:	7/14/2025
		Orignial Substanstial Completion Date:	7/24/2026
CONTRACTOR:	John Bell Construction 4000 SW 60th Court Miami, FL 33155	**CONTRACT FOR:**	Golden Beach Wellness Center 1 Golden Beach Drive Golden Beach, FL 33160

Not valid until signed by the Owner, Architect and Contractor.

The original Contract Sum was			$ 5,272,660.94
The Costs Associated with this Change Order are:			$ (100,000.00)
1 Credit for Gravity Wall Omitted from Civil Plans		$ (100,000.00)	
Insurance (GL & Workers Comp)	0.0%		$ -
Standard Overhead & Management Fee	0.0%		$ -
Bond Cost	0.0%		$ -
The Contract Sum will be increased by this Change Order in the amount of			$ (100,000.00)
The Contract Time will be increased by			0 days

NOTE: This summary does not reflect changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Construction Change Directive.

Eric Dempsey	John Bell Construcion, Inc	Town of Golden Beach
ARCHITECT	CONTRACTOR	CONTRACTED
700 S. Rosemary Ave, Suite 401, West Palm Beach, FL 33401	4000 SW 60th Court, Miami FL 33155	100 Ocean Blvd, Golden Beach, FL 33160
Address	ADDRESS	ADDRESS
	Jay Castellanos	
BY	BY	BY
SIGNATURE	SIGNATURE	SIGNATURE
	6/8/2026	
DATE	DATE	DATE

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JOHN BELL CONSTRUCTION

POTENTIAL CHANGE ORDER

AIA DOCUMENT G701

OWNER	■
ARCHITECT	■
CONTRACTOR	■
FIELD	□
OTHER	□

PROJECT:	Golden Beach Wellness Center 1 Golden Beach Drive Golden Beach, FL 33160	**PCO #:** **DATE:**	051 Credit for Diagonal Tubes 6/8/2026
		NTP #02:	7/14/2025
		Orignial Substanstial Completion Date:	7/24/2026
CONTRACTOR:	John Bell Construction 4000 SW 60th Court Miami, FL 33155	**CONTRACT FOR:**	Golden Beach Wellness Center 1 Golden Beach Drive Golden Beach, FL 33160

Not valid until signed by the Owner, Architect and Contractor.

The original Contract Sum was			$ 5,272,660.94
The Costs Associated with this Change Order are:			$ (30,000.00)
1 Credit for Diagonal Tubes on 2nd Floor		$ (30,000.00)	
Insurance (GL & Workers Comp)	0.0%		$ -
Standard Overhead & Management Fee	0.0%		$ -
Bond Cost	0.0%		$ -
The Contract Sum will be increased by this Change Order in the amount of			$ (30,000.00)
The Contract Time will be increased by			0 days

NOTE: This summary does not reflect changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Construction Change Directive.

Eric Dempsey	John Bell Construcion, Inc	Town of Golden Beach
ARCHITECT	CONTRACTOR	CONTRACTED
700 S. Rosemary Ave, Suite 401, West Palm Beach, FL 33401	4000 SW 60th Court, Miami FL 33155	100 Ocean Blvd, Golden Beach, FL 33160
Address	ADDRESS	ADDRESS
	Jay Castellanos	
BY	BY	BY
SIGNATURE	SIGNATURE	SIGNATURE
	6/8/2026	
DATE	DATE	DATE

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JOHN BELL CONSTRUCTION

POTENTIAL CHANGE ORDER

OWNER	■
ARCHITECT	■
CONTRACTOR	■
FIELD	–
OTHER	–

AIA DOCUMENT G701

PROJECT:	Golden Beach Wellness Center 1 Golden Beach Drive Golden Beach, FL 33160	**PCO #:** **DATE:**	054 Exfiltration Trench Repair 7/30/2026
		NTP #02:	7/14/2025
		Original Substantial Completion Date:	7/24/2026
CONTRACTOR:	John Bell Construction 4000 SW 60th Court Miami, FL 33155	**CONTRACT FOR:**	Golden Beach Wellness Center 1 Golden Beach Drive Golden Beach, FL 33160

Not valid until signed by the Owner, Architect and Contractor.

The original Contract Sum was			$ 5,272,660.94
The Costs Associated with this Change Order are:			$ 52,600.00
1 Exfiltration Trench Repair		$ 52,600.00	
2 Exploratory Excavation / Field Verification		INCLUDED ABOVE	
3 Drainage Connection Verification		INCLUDED ABOVE	
4 Raise Existing Yard Drains to Finished Grade		INCLUDED ABOVE	
5 Excavated Material Haul-Off and Disposal		INCLUDED ABOVE	
6 Restoration of Disturbed Areas		INCLUDED ABOVE	
7 Cut and cap existing meter on Terracina		INCLUDED ABOVE	
8 New Fill		INCLUDED ABOVE	
9 Additional Equipment Rental		INCLUDED ABOVE	
10 Demucking		INCLUDED ABOVE	
11 Dewatering		INCLUDED ABOVE	
Insurance (GL & Workers Comp)	1.0%		$ 526.00
Standard Overhead & Management Fee	14.0%		$ 7,364.00
Bond Cost	0.0%		$ -
The Contract Sum will be increased by this Change Order in the amount of			$ 60,490.00
This change order will increase Substantial Completion by			10 days

NOTE: This summary does not reflect changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Construction Change Directive.

ARCHITECT	John Bell Construcion, Inc CONTRACTOR	Town of Golden Beach CONTRACTED
Address	4000 SW 60th Court, Miami FL 33155 ADDRESS	100 Ocean Blvd, Golden Beach, FL 33160 ADDRESS
BY	Jay Castellanos BY	BY
SIGNATURE	SIGNATURE 7/30/2026	SIGNATURE

JOHN BELL
CONSTRUCTION

GOLDEN BEACH WELLNESS CENTER

PCO #054 Exfiltration Trench Repair

This Change Order includes the additional labor, materials, equipment, supervision, and coordination required to investigate and repair the existing 15-inch HDPE exfiltration trench located along the north side of the project. The existing trench was damaged during the City's precast wall contractor's operations and was not included in JBC's original sitework scope.

The work includes exploratory excavation and field verification of the existing drainage system; repair or replacement of damaged portions of the exfiltration trench; verification of the connection to the drainage structure to the south; and confirmation that the system provides positive drainage west through Storm Manhole 13 to the existing pump station. The work also includes raising the existing yard drains to finished grade, as required.

The Change Order further includes demucking and removal of unsuitable soils encountered during excavation, temporary dewatering, haul-off and lawful disposal of unsuitable materials, furnishing and placement of new approved fill, backfilling and compaction, additional rental equipment, and an additional crew.

This Change Order does not include additional site lighting work associated with added bollard lights, water service connections for the water fountains, or protective bollards requested by the North Miami Beach inspector. These items will be submitted separately upon final determination of scope and cost.

jay@johnbellconstruction.com

From: Priscilla Morales <PMorales@craigasmith.com>
Sent: Friday, July 24, 2026 3:03 PM
To: 'Henry Estopinan'; Steve Urich
Cc: Jay Castellanos; Lissett Rovira; Sean Compel
Attachments: As-built_mark_up.pdf; 10-25-042-C-04-UTILITY-17X11.pdf

Henry,

Attached is the as-built for the Civic Center Project phase and a mark up with the field verification needed.

The as-built shows approximately 80 linear feet of 15-inch HDPE exfiltration trench located between the two existing yard drains along the north side of the project. These yard drains are to be raised to finished grade during construction. Unfortunately, the exfiltration trench was damaged when the City's precast wall contractor mobilized along the fence line, and it will need to be repaired.

Additionally, we were unable to field-verify the connection to the south by opening the existing structures. We need to confirm that the northern exfiltration trench connects to the positive drainage system to the south and that the system ultimately discharges west through Storm Manhole 13 to the pump station.

Please have your civil contractor:

- Repair the damaged exfiltration trench where necessary.
- Verify the connection from the northern exfiltration trench to the drainage structure to the south.
- Confirm that the drainage system ultimately connects west to Storm Manhole 13, providing a positive outfall to the pump station.

Please let me know if you have any questions or if you need any additional information.

Thank you,
Priscilla

Priscilla Michelle Morales, P.E.
Business Unit Leader
CRAIG A. SMITH & ASSOCIATES
1425 E. Newport Center Drive, Deerfield Beach, Florida 33442
(561) 267-9241 (c) / pmorales@craigasmith.com / www.craigasmith.com

JOHN BELL
CONSTRUCTION

GOLDEN BEACH WELLNESS CENTER

PCO #060 West Playground Drainage Relocation

This change order includes the civil work required to eliminate the conflict between the existing drainage structure and the safety zone of the proposed west playground equipment. The work includes removing the existing catch basin and associated piping, installing approximately 50 linear feet of new 15-inch HP storm drainage pipe between Structure 07 and existing Manhole 13, and completing all required connections, excavation, bedding, backfill, compaction, dewatering, disposal, and restoration necessary for a complete installation in accordance with the revised civil engineer's direction.

JOHN BELL CONSTRUCTION

POTENTIAL CHANGE ORDER

OWNER	■
ARCHITECT	■
CONTRACTOR	■
FIELD	–
OTHER	–

AIA DOCUMENT G701

PROJECT:	Golden Beach Wellness Center 1 Golden Beach Drive Golden Beach, FL 33160	**PCO #:**	060 West Playground Drainage Relocation
		DATE:	8/4/2026
		NTP #02:	7/14/2025
		Original Substantial Completion Date:	7/24/2026
CONTRACTOR:	John Bell Construction 4000 SW 60th Court Miami, FL 33155	**CONTRACT FOR:**	Golden Beach Wellness Center 1 Golden Beach Drive Golden Beach, FL 33160

Not valid until signed by the Owner, Architect and Contractor.

The original Contract Sum was			$ 5,272,660.94
The Costs Associated with this Change Order are:			$ 15,650.00
1 West Playground Drainage Relocation		$ 15,650.00	
2 Field Verification and Layout		INCLUDED ABOVE	
3 Remove Existing Catch Basin		INCLUDED ABOVE	
4 Remove Existing Drainage Piping Within the Work Area		INCLUDED ABOVE	
5 Install Approximately 50 LF of New 15-Inch HP Storm Pipe		INCLUDED ABOVE	
6 Connection to Existing Structure 07		INCLUDED ABOVE	
7 Connection to Existing Manhole 13		INCLUDED ABOVE	
8 Excavation and Trench Preparation		INCLUDED ABOVE	
9 Pipe Bedding, Backfill and Compaction		INCLUDED ABOVE	
10 Excavated Material Haul-Off and Disposal		INCLUDED ABOVE	
11 Additional Equipment and Labor		INCLUDED ABOVE	
12 Restoration of Disturbed Areas		INCLUDED ABOVE	
Insurance (GL & Workers Comp)	1.0%		$ 156.50
Standard Overhead & Management Fee	14.0%		$ 2,191.00
Bond Cost	0.0%		$ -
The Contract Sum will be increased by this Change Order in the amount of			$ 17,997.50
This change order will increase Substantial Completion by			5 days

NOTE: This summary does not reflect changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Construction Change Directive.

Eric Dempsey	John Bell Construction, Inc	Town of Golden Beach
ARCHITECT	CONTRACTOR	CONTRACTED
700 S. Rosemary Ave, Suite 401, West Palm Beach, FL 33401	4000 SW 60th Court, Miami FL 33155	100 Ocean Blvd, Golden Beach, FL 33160
Address	ADDRESS	ADDRESS
	Jay Castellanos	
BY	BY	BY
SIGNATURE	SIGNATURE	SIGNATURE

jay@johnbellconstruction.com

From: Priscilla Morales <PMorales@craigasmith.com>
Sent: Friday, July 31, 2026 10:19 AM
To: Alexander Diaz
Cc: Lissett Rovira; Oscar Morejon; Jay Castellanos; Sean Compel
Subject: Re: Golden Beach Wellness Center - PCO #054 Exfiltration Trench Repair
Attachments: 08-25-042-WELLNESS_CENTER_EXB_17X11.pdf

Alex,

I believe the other CO is for the water service laterals to the water fountains. I submitted to them a plan for them to price. 08-25-042-WELLNESS-CENTER-IMPROVEMENTS-SET-17X11 13.pdf

The other item I want to make you aware of is that the west playground equipment is in conflict with an existing drainage structure in the field. The existing drainage structure to remain is within the safety zone of a slide. Sean had spoken to Connie to potentially cover the structure with the pour in place surface. My preference would be to abandon the catch basin and existing pipes in place and construct 50 lf of new pipe between structures 07 and existing MH13. This would enable easy access for future maintenance rather than have to cut out play surface to clean the existing lines.

Let me know if you have any questions.

Thank you,
Priscilla

From: Alexander Diaz <AlexanderDiaz@goldenbeach.us>
Sent: Friday, July 31, 2026 09:59
To: jay@johnbellconstruction.com <jay@johnbellconstruction.com>
Cc: Priscilla Morales <PMorales@craigasmith.com>; Lissett Rovira <LRovira@goldenbeach.us>; Oscar Morejon <oscar@johnbellconstruction.com>
Subject: Re: Golden Beach Wellness Center - PCO #054 Exfiltration Trench Repair

Thank you PM-

Jay-Oscar said there are other CO that I have not reviewed, which?

Sent from my iPad

> On Jul 31, 2026, at 8:39 AM, jay@johnbellconstruction.com wrote:
>
> Good morning Team,

jay@johnbellconstruction.com

From: Priscilla Morales <PMorales@craigasmith.com>
Sent: Friday, July 31, 2026 1:38 PM
To: Jay Castellanos; 'Henry Estopinan'
Cc: Sean Compel; Lissett Rovira
Subject: Fw: wellness center
Attachments: 08-25-042-WELLNESS_CENTER_EXB_17X11.pdf

Jay/Henry,

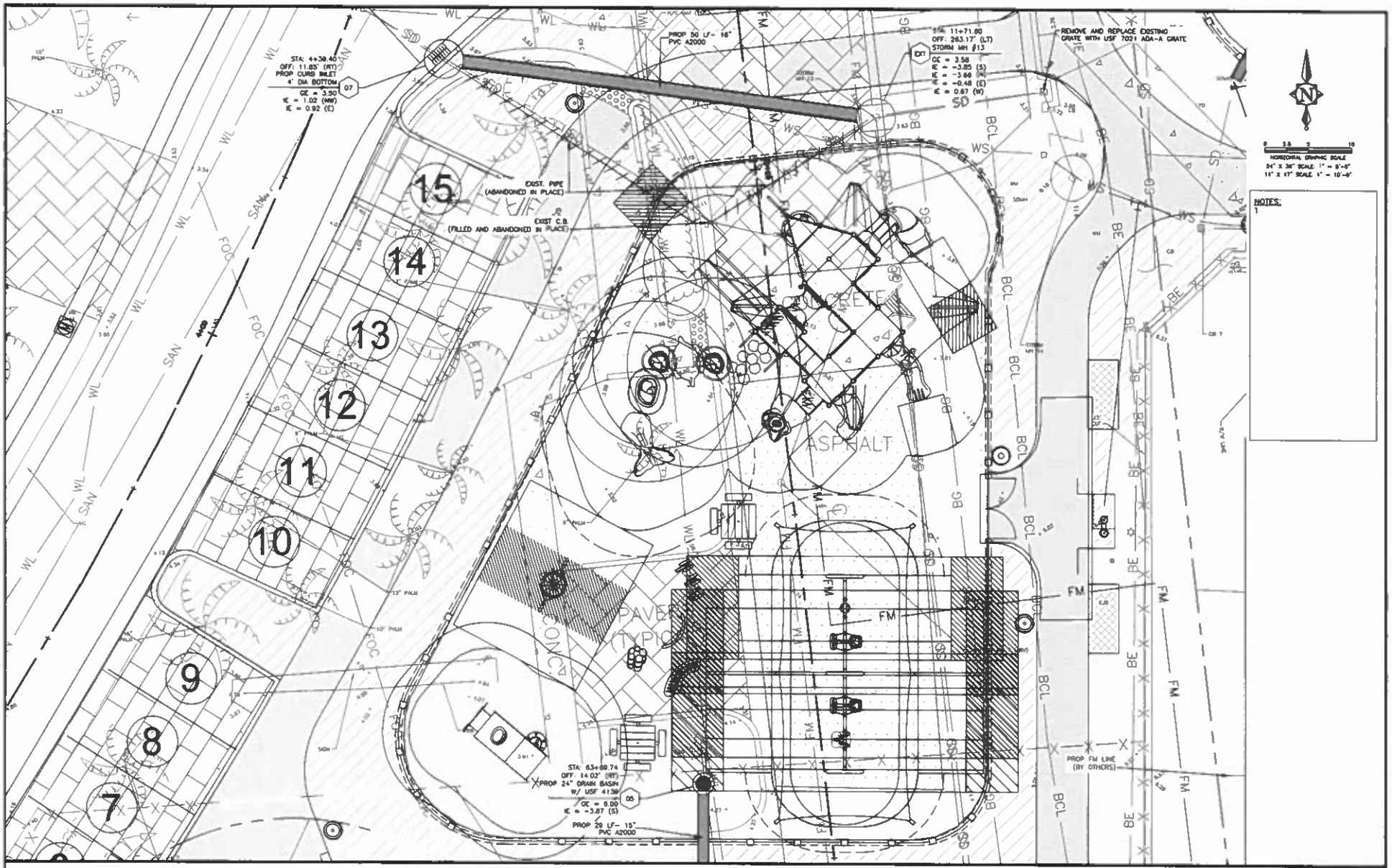
The attached is what I am recommending to avoid the conflict of the existing drainage structure and future play equipment. Please review for pricing to the Town? Please disregard the earlier version sent this morning, it had an incorrect invert.

Thank you,
Priscilla

From: Orland Marrufo <OMarrufo@craigasmith.com>
Sent: Friday, July 31, 2026 10:44
To: Priscilla Morales <PMorales@craigasmith.com>
Cc: Albert Caruso <ACaruso@craigasmith.com>
Subject: wellness center

Attached

Orland S. Marrufo
CAD Manager
CRAIG A. SMITH & ASSOCIATES
1425 E Newport Center Drive
Deerfield Beach, FL 33442
954.782.8222, x239
www.craigasmith.com
omarrufo@craigasmith.com



WELLNESS CENTER
CAS PROJECT NO. 08-25-042

EXHIBIT A

JOHN BELL
CONSTRUCTION

GOLDEN BEACH WELLNESS CENTER

PCO #063 Playground Concrete Curb

The concrete curb at the playground was originally carried under the scope of a separate contractor hired directly by the Town for the playground work. Following coordination of the playground improvements and aluminum fence installation, it was determined that JBC will perform the portion of the concrete curb required to support the aluminum fence.

This change order includes approximately 450 LF of 12" x 12" concrete curb associated with the aluminum fence installation.

JBC has coordinated with Connie, who will provide the Town with a credit for the portion of the curb that will no longer be performed under the separate playground contract, avoiding duplication of cost to the Town.

JOHN BELL CONSTRUCTION

POTENTIAL CHANGE ORDER

OWNER	■
ARCHITECT	■
CONTRACTOR	■
FIELD	–
OTHER	–

AIA DOCUMENT G701

PROJECT:	Golden Beach Wellness Center 1 Golden Beach Drive Golden Beach, FL 33160	**PCO #:** **DATE:**	063 Playground Concrete Curb 9/3/2026
		NTP #02:	7/14/2025
		Original Substantial Completion Date:	7/24/2026
CONTRACTOR:	John Bell Construction 4000 SW 60th Court Miami, FL 33155	**CONTRACT FOR:**	Golden Beach Wellness Center 1 Golden Beach Drive Golden Beach, FL 33160

Not valid until signed by the Owner, Architect and Contractor.

The original Contract Sum was			$ 5,272,660.94
The Costs Associated with this Change Order are:			$ 22,500.00
1 Playground Concrete Curb for Aluminum Fence		$ 22,500.00	
Insurance (GL & Workers Comp)	1.0%		$ 225.00
Standard Overhead & Management Fee	14.0%		$ 3,150.00
Bond Cost	0.0%		$ -
The Contract Sum will be increased by this Change Order in the amount of			$ 25,875.00
This change order will increase Substantial Completion by			0 days

NOTE: This summary does not reflect changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Construction Change Directive.

Eric Dempsey	John Bell Construcion, Inc	Town of Golden Beach
ARCHITECT	CONTRACTOR	CONTRACTED
700 S. Rosemary Ave, Suite 401, West Palm Beach, FL 33401	4000 SW 60th Court, Miami FL 33155	100 Ocean Blvd, Golden Beach, FL 33160
Address	ADDRESS	ADDRESS
	Jay Castellanos	
BY	BY	BY
SIGNATURE	SIGNATURE	SIGNATURE
	9/3/2026	
DATE	DATE	DATE

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CHANGE ORDER

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Lumix Construction Corp
3401 NW 82nd Ave, Ste 101D, Doral, FL 33122

OWNER ☐
ARCHITECT ☐
CONTRACTOR ☐
FIELD ☐
OTHER ☐

PROJECT: Town of Golden Beach Wellness Center

CHANGE ORDER NUMBER: 005
DATE: 9/1/2026
ARCHITECT'S PROJECT NO.:

TO CONTRACTOR: John Bell Construction
4000 SW 60th Ct, Miami, FL 33155

CONTRACT DATE:
CONTRACT FOR: Civil Construction

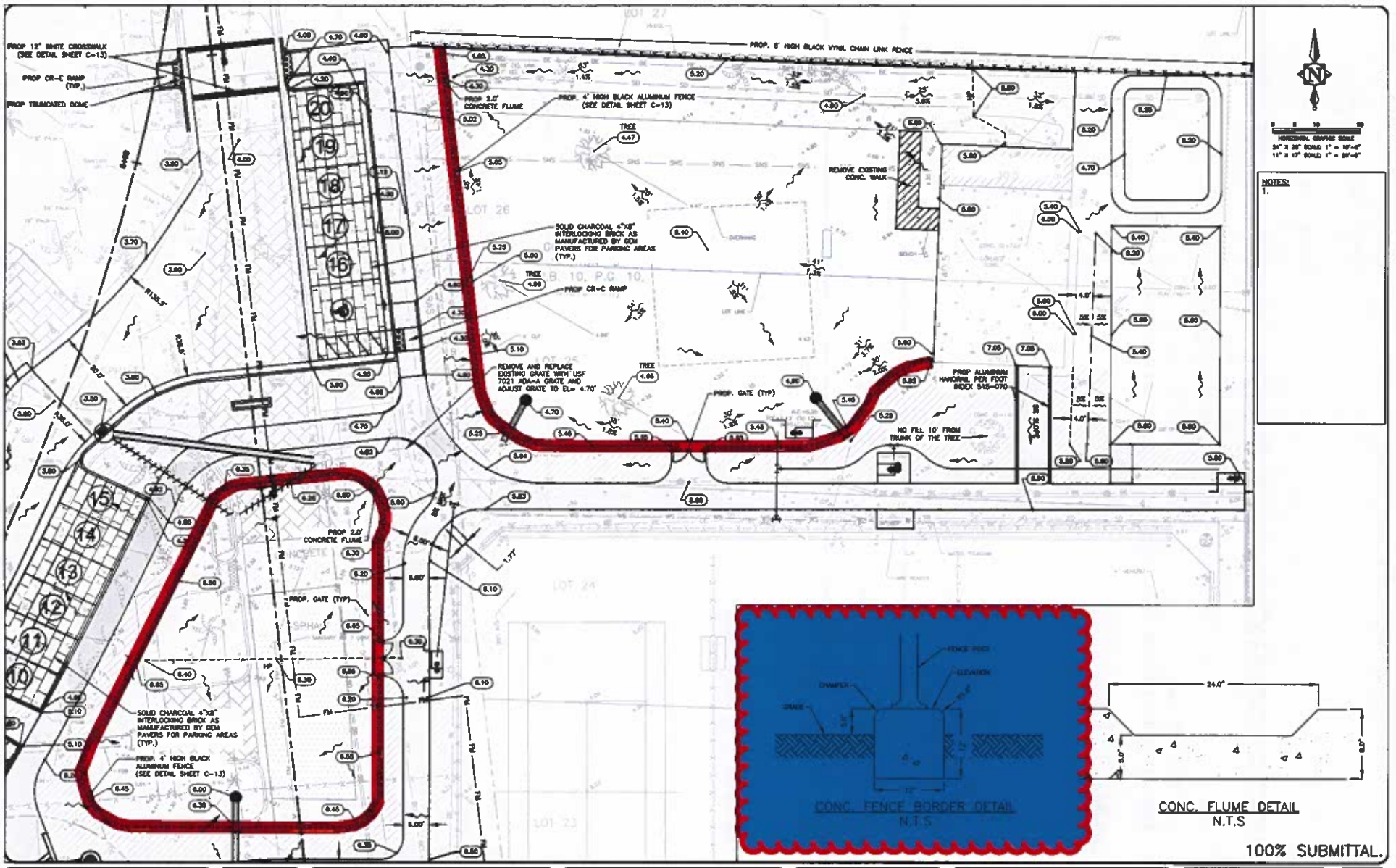
The Contract is changed as follows:

12"x12" Concrete band (450 LF)	22,500.00
TOTAL	***$22,500.00***

APPROVED: _____
Construction Management

Not valid until signed by the Owner, Architect OR Contractor.

Lumix Construction Corp		
SUBCONTRACTOR	CONTRACTOR	OWNER
BY MB	BY	BY
DATE 9/1/2026	DATE	DATE



NO	DATE	REVISION	BY
		N.T.S.	

Date: 07/30/2025
Designed: AC
Drawn: OM
Checked: PMM

Priscilla M. Morales, State of Florida, Professional Engineer, License No. 84677 This item has been digital signed and sealed by Priscilla M. Morales on the date indicated here. Printed copies of this document are not consider signed and sealed and the signature must be verified on any electronic copies.

CRAIG A. SMITH & ASSOCIATES
CONSULTING ENGINEERS-PLANNERS-SURVEYORS
1430 E NEWPORT CENTER DRIVE
DEERFIELD BEACH, FLORIDA 33442
(954) 782-0222
CERTIFICATE NO. L00000110

PREPARED FOR:
TOWN OF GOLDEN BEACH, MIAMI DADE, FLORIDA

1 GOLDEN BEACH DR
WELLNESS CENTER IMPROVEMENTS
GRADING PLAN

FILE NAME: XR-08-25-042-ENG-BASE-
LAST SAVED: 08/29/25 - 11:43am
CAS PROJECT NUMBER
08-25-042

SHEET
C-01

JOHN BELL
CONSTRUCTION

GOLDEN BEACH WELLNESS CENTER

PCO #064 Generator Pad

This change order covers the concrete pad constructed for the generator installation. At the time of bid, JBC was instructed to exclude exterior work from the original contract scope, and the generator pad was therefore not included in our base contract.

At the request of the Town Manager, JBC proceeded with the concrete generator pad required for the generator installation.

JBC is charging the Town for the direct cost of this work only. No insurance, overhead, management fee, bond cost, or other markup has been applied to this change order.

JOHN BELL CONSTRUCTION

POTENTIAL CHANGE ORDER

OWNER	■
ARCHITECT	■
CONTRACTOR	■
FIELD	–
OTHER	–

AIA DOCUMENT G701

PROJECT:	Golden Beach Wellness Center 1 Golden Beach Drive Golden Beach, FL 33160	**PCO #:** **DATE:**	064 Generator Pad 9/15/2026
		NTP #02:	7/14/2025
		Original Substantial Completion Date:	7/24/2026
CONTRACTOR:	John Bell Construction 4000 SW 60th Court Miami, FL 33155	**CONTRACT FOR:**	Golden Beach Wellness Center 1 Golden Beach Drive Golden Beach, FL 33160

Not valid until signed by the Owner, Architect and Contractor.

The original Contract Sum was			$ 5,272,660.94
The Costs Associated with this Change Order are:			$ 7,500.00
1 Concrete Pad for Generator		$ 7,500.00	
Insurance (GL & Workers Comp)	0.0%		$ -
Standard Overhead & Management Fee	0.0%		$ -
Bond Cost	0.0%		$ -
The Contract Sum will be increased by this Change Order in the amount of			$ 7,500.00
This change order will increase Substantial Completion by			0 days

NOTE: This summary does not reflect changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Construction Change Directive.

Eric Dempsey	John Bell Construction, Inc	Town of Golden Beach
ARCHITECT	CONTRACTOR	CONTRACTED
700 S. Rosemary Ave, Suite 401, West Palm Beach, FL 33401	4000 SW 60th Court, Miami FL 33155	100 Ocean Blvd, Golden Beach, FL 33160
Address	ADDRESS	ADDRESS
	Jay Castellanos	
BY	BY	BY
SIGNATURE	SIGNATURE	SIGNATURE
	9/15/2026	
DATE	DATE	DATE

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G701-1987

JOHN BELL
CONSTRUCTION

GOLDEN BEACH WELLNESS CENTER

PCO #065 Gas Plumbing for Generator

The gas plans for the generator were finalized and issued to John Bell Construction for pricing on September 14, 2026, after the original contract was established. This change order covers the gas plumbing required to serve the generator in accordance with those finalized plans.

JOHN BELL CONSTRUCTION

POTENTIAL CHANGE ORDER

OWNER	■
ARCHITECT	■
CONTRACTOR	■
FIELD	–
OTHER	–

AIA DOCUMENT G701

PROJECT:	Golden Beach Wellness Center 1 Golden Beach Drive Golden Beach, FL 33160	**PCO #:** **DATE:**	065 Gas Plumbing for Generator 9/21/2026
		NTP #02:	7/14/2025
		Original Substantial Completion Date:	7/24/2026
CONTRACTOR:	John Bell Construction 4000 SW 60th Court Miami, FL 33155	**CONTRACT FOR:**	Golden Beach Wellness Center 1 Golden Beach Drive Golden Beach, FL 33160

Not valid until signed by the Owner, Architect and Contractor.

The original Contract Sum was			$ 5,272,660.94
The Costs Associated with this Change Order are:			$ 12,250.00
1 Gas Plumbing for Generator		$ 12,250.00	
Insurance (GL & Workers Comp)	1.0%		$ 122.50
Standard Overhead & Management Fee	14.0%		$ 1,715.00
Bond Cost	0.0%		$ -
The Contract Sum will be increased by this Change Order in the amount of			$ 14,087.50
This change order will increase Substantial Completion by			0 days

NOTE: This summary does not reflect changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Construction Change Directive.

Eric Dempsey	John Bell Construcion, Inc	Town of Golden Beach
ARCHITECT	CONTRACTOR	CONTRACTED
700 S. Rosemary Ave, Suite 401, West Palm Beach, FL 33401	4000 SW 60th Court, Miami FL 33155	100 Ocean Blvd, Golden Beach, FL 33160
Address	ADDRESS	ADDRESS
	Jay Castellanos	
BY	BY	BY
SIGNATURE	SIGNATURE	SIGNATURE
	9/21/2026	
DATE	DATE	DATE

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JOHN BELL
CONSTRUCTION

GOLDEN BEACH WELLNESS CENTER

PCO #068 Asphalt at Public Works Parking

This change order covers asphalt paving at the Public Works parking area. During a site walkthrough, the Town Manager identified this specific area and requested that JBC provide pricing to complete the asphalt paving.

This PCO includes approximately 4,900 SF of asphalt paving for the designated Public Works parking area identified during the walkthrough.

This pricing is limited to the specific area requested by the Town Manager.

JOHN BELL CONSTRUCTION

POTENTIAL CHANGE ORDER

OWNER	■
ARCHITECT	■
CONTRACTOR	■
FIELD	—
OTHER	—

AIA DOCUMENT G701

PROJECT:	Golden Beach Wellness Center 1 Golden Beach Drive Golden Beach, FL 33160	**PCO #:** **DATE:**	068 Asphalt at Public Work Parking 9/15/2026
		NTP #02:	7/14/2025
		Original Substantial Completion Date:	7/24/2026
CONTRACTOR:	John Bell Construction 4000 SW 60th Court Miami, FL 33155	**CONTRACT FOR:**	Golden Beach Wellness Center 1 Golden Beach Drive Golden Beach, FL 33160

Not valid until signed by the Owner, Architect and Contractor.

The original Contract Sum was			$ 5,272,660.94
The Costs Associated with this Change Order are:			$ 19,110.00
1 Asphalt at Public Works Parking 4,900 sqft @ $3.90		$ 19,110.00	
Insurance (GL & Workers Comp)	1.0%		$ 191.10
Standard Overhead & Management Fee	14.0%		$ 2,675.40
Bond Cost	0.0%		$ -
The Contract Sum will be increased by this Change Order in the amount of			$ 21,976.50
This change order will increase Substantial Completion by			0 days

NOTE: This summary does not reflect changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Construction Change Directive.

Eric Dempsey	John Bell Construction, Inc	Town of Golden Beach
ARCHITECT	CONTRACTOR	CONTRACTED
700 S. Rosemary Ave, Suite 401, West Palm Beach, FL 33401	4000 SW 60th Court, Miami FL 33155	100 Ocean Blvd, Golden Beach, FL 33160
Address	ADDRESS	ADDRESS
	Jay Castellanos	
BY	BY	BY
SIGNATURE	SIGNATURE	SIGNATURE
	9/15/2026	
DATE	DATE	DATE

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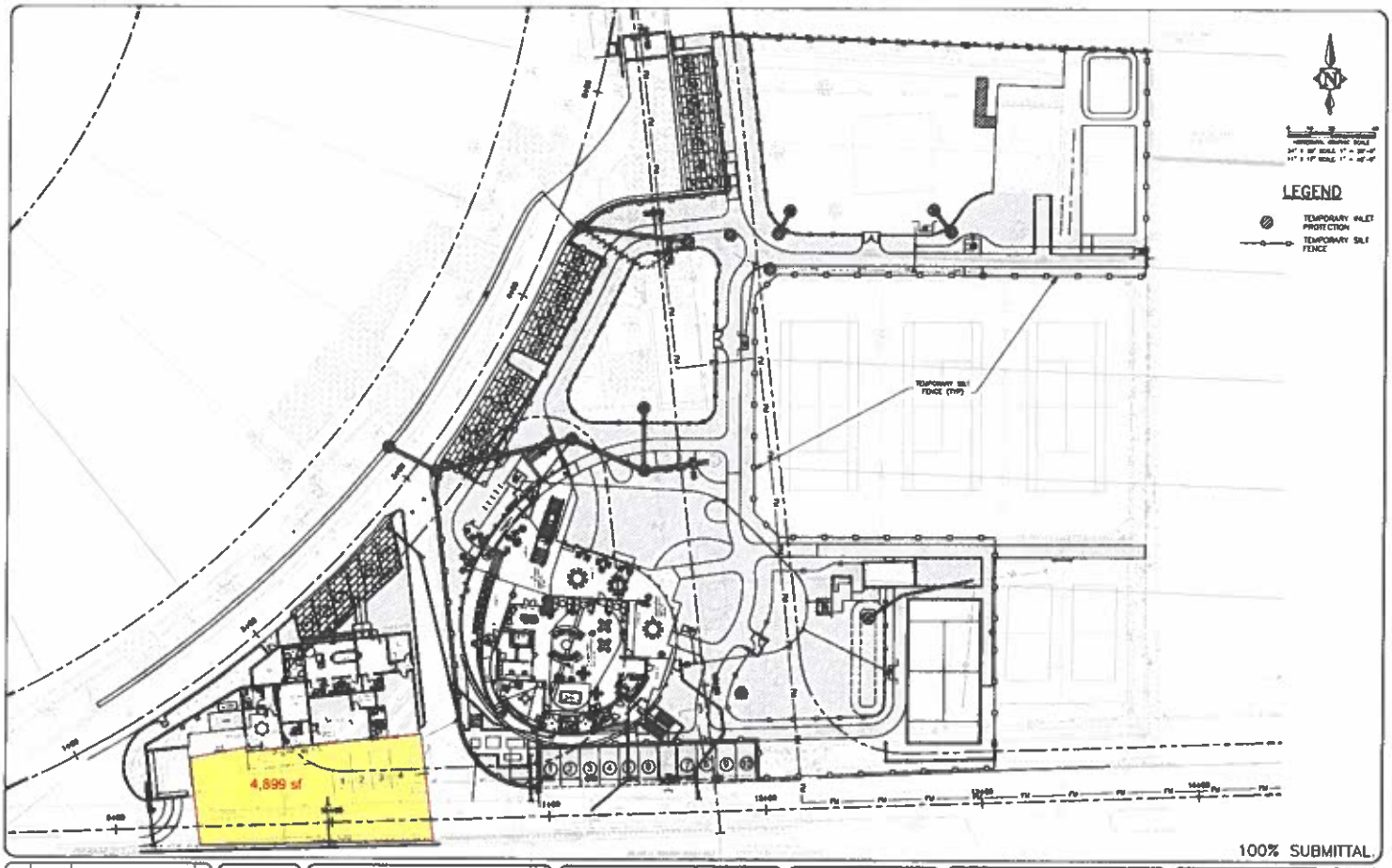

CRAIG A. SMITH & ASSOCIATES
CONSULTING ENGINEERS, PLANNERS, SURVEYORS

PREPARED FOR
TOWN OF GOLDEN BEACH
MIAMI DADE, FLORIDA

1 GOLDEN BEACH DR
WELLNESS CENTER IMPROVEMENTS
STORMWATER POLLUTION
PREVENTION PLAN

08-25-042

C-11

JOHN BELL
CONSTRUCTION

GOLDEN BEACH WELLNESS CENTER

PCO #069 Tweddle Park Pavilion Fans

This change order covers the furnishing and installation of four (4) ceiling fans at the Tweddle Park pavilion, recently requested by the Town Manager. This work was not included in the original contract scope.

The scope includes materials and labor for the electrical rough-in and the furnishing and installation of four (4) Iver 56-inch ceiling fans with 12-inch downrods. The electrical work includes a new circuit breaker, a dedicated 120V circuit, wall switch control, conduit, wiring, boxes, fittings, and required electrical connections. Costs are limited to materials and installation for the electrical rough-in and fans only.

JOHN BELL CONSTRUCTION

POTENTIAL CHANGE ORDER

OWNER	■
ARCHITECT	■
CONTRACTOR	■
FIELD	—
OTHER	—

AIA DOCUMENT G701

PROJECT:	Golden Beach Wellness Center 1 Golden Beach Drive Golden Beach, FL 33160	**PCO #:** **DATE:**	069 Tweddle Park Pavilion Fans 10/8/2026
		NTP #02:	7/14/2025
		Original Substantial Completion Date:	7/24/2026
CONTRACTOR:	John Bell Construction 4000 SW 60th Court Miami, FL 33155	**CONTRACT FOR:**	Golden Beach Wellness Center 1 Golden Beach Drive Golden Beach, FL 33160

Not valid until signed by the Owner, Architect and Contractor.

The original Contract Sum was			$ 5,272,660.94
The Costs Associated with this Change Order are:			$ 3,680.00
1 Tweddle Park Pavilion Fans		$ 3,680.00	
Insurance (GL & Workers Comp)	1.0%		$ 36.80
Standard Overhead & Management Fee	14.0%		$ 515.20
Bond Cost	0.0%		$ -
The Contract Sum will be increased by this Change Order in the amount of			$ 4,232.00
This change order will increase Substantial Completion by			0 days

NOTE: This summary does not reflect changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Construction Change Directive.

Eric Dempsey	John Bell Construcion, Inc	Town of Golden Beach
ARCHITECT	CONTRACTOR	CONTRACTED
700 S. Rosemary Ave, Suite 401, West Palm Beach, FL 33401	4000 SW 60th Court, Miami FL 33155	100 Ocean Blvd, Golden Beach, FL 33160
Address	ADDRESS	ADDRESS
	Jay Castellanos	
BY	BY	BY
SIGNATURE	SIGNATURE	SIGNATURE
	10/8/2026	
DATE	DATE	DATE

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10753 NE 3rd Ct, Miami, FL 33161
Ph.305.965-4610 Fax.786-953-8719
DLD ELECTRICAL CONTRACTOR
Electrical Contractor State # EC13013062
Dedication-Loyalty-Diligence
It is our commitment to you.

PROPOSAL **CHANGE ORDER # 15** **2502-01**

Date: September 23, 2026
To: John Bell Construction
Project: Golden Beach Wellness Center
Address: 1 Golden Beach Drive, Golden Beach, FL 33160

This Change Order is issued to document the additional work requested by the Client for the furnishing and installation of four (4) new ceiling fans at the Wellness Center project.

The installation of these fans was not included in the original contract scope and is being added as an additional requirement at the Client's request.

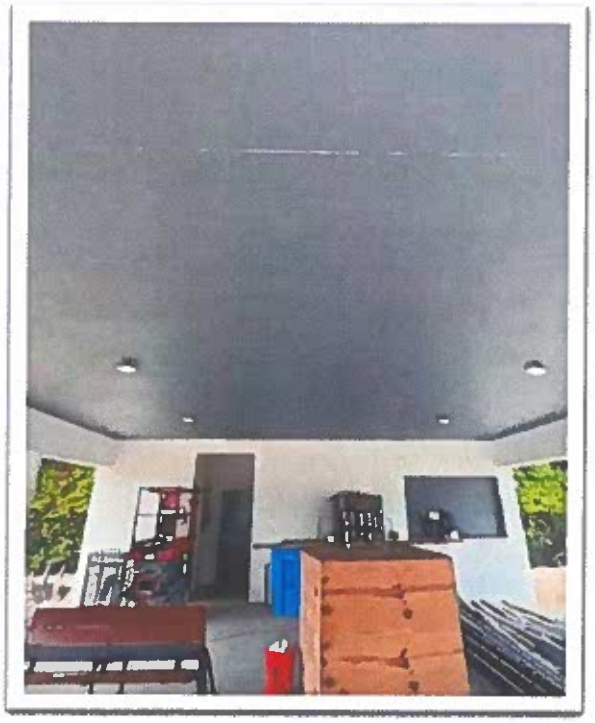
Description of Work

This Change Order includes the furnishing and installation of four (4) Iver 56" LED Dual Mount Smart Fans, as requested by the Client.

The work includes furnishing and installing a new circuit breaker at the existing electrical panel and a new dedicated 120V circuit routed from the panel to the fan locations, including wall switch control, conduit, wiring, boxes, fittings, supports, and all required electrical connections.

All labor, materials, and equipment required for complete and operational installation are included.

Below are photos showing the existing conditions of the area where the fans will be installed, as well as the existing electrical panel from which the new dedicated circuit will originate, for reference and better understanding of the proposed work.





Scope of Work.

- Furnish and install four (4) Iver 56" ceiling fans with 12" down rods.

LABOR AND MATERIAL----------$3,680.00

Exclusions:

This Change Order is strictly limited to the work described above. The following items are specifically excluded:

- Painting, patching, drywall repair, and touch-up work.
- Ceiling repair, replacement, finishing, or refinishing.
- Modification or reinforcement of ceiling framing or structural supports.
- Architectural or structural modifications required to accommodate the fans.
- Relocation of existing mechanical, plumbing, fire sprinkler, fire alarm, or other systems.
- Waterproofing, caulking, or other finish work beyond the electrical installation.

This Proposal specifically includes:

- U.L. rated material and labor installed in accordance with the N.E.C. & N.F.P.A

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

LABOR AND MATERIAL----------$ 3,680.00
TOTAL----------$ 3,680.00

Payments to be made as
This price does not include payment of the permit.

- Work to be performed during/after normal business hours
-Fire stopping, sealing of walls, floor or roof penetrations, patch and painting by others.
-Any request for work not specified in this scope and with considerable price will represent a change order.

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and hereby accepted.
You are authorized to do the work as specified above.
Payments to be made as follows: - **Progressive Payment.**

Authorized Signature **Date**

Print Name

Respectfully submitted by:
Alexander B. Lopez
Owner
DLD-Electrical Contractor LLC
305-965-4610
A.lopez@dldelectricalcontractor.com

JOHN BELL
CONSTRUCTION

GOLDEN BEACH WELLNESS CENTER

PCO #071 Annex Windows

This change order covers replacement of two (2) existing windows at the Annex building, as requested by the Town Manager.

The scope includes removal of the existing windows and furnishing and installing two new PGT windows with bronze frames and gray glass, together with wood bucks and exterior perimeter caulking required for the replacement installation. This scope is limited to replacement of the two windows.

JOHN BELL CONSTRUCTION

POTENTIAL CHANGE ORDER

OWNER	■
ARCHITECT	■
CONTRACTOR	■
FIELD	–
OTHER	–

AIA DOCUMENT G701

PROJECT:	Golden Beach Wellness Center 1 Golden Beach Drive Golden Beach, FL 33160	**PCO #:** **DATE:**	071 Annex Windows 10/12/2026
		NTP #02:	7/14/2025
		Original Substantial Completion Date:	7/24/2026
CONTRACTOR:	John Bell Construction 4000 SW 60th Court Miami, FL 33155	**CONTRACT FOR:**	Golden Beach Wellness Center 1 Golden Beach Drive Golden Beach, FL 33160

Not valid until signed by the Owner, Architect and Contractor.

The original Contract Sum was			$ 5,272,660.94
The Costs Associated with this Change Order are:			$ 5,196.80
1 2 Windows for Annex building (See Exhibit A)		$ 5,196.80	
Insurance (GL & Workers Comp)	1.0%		$ 51.97
Standard Overhead & Management Fee	14.0%		$ 727.55
Bond Cost	2.0%		$ 103.94
The Contract Sum will be increased by this Change Order in the amount of			$ 6,080.26
This change order will increase Substantial Completion by			3 days

NOTE: This summary does not reflect changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Construction Change Directive.

Eric Dempsey	John Bell Construcion, Inc	Town of Golden Beach
ARCHITECT	CONTRACTOR	CONTRACTED
700 S. Rosemary Ave, Suite 401, West Palm Beach, FL 33401	4000 SW 60th Court, Miami FL 33155	100 Ocean Blvd, Golden Beach, FL 33160
Address	ADDRESS	ADDRESS
	Jay Castellanos	
BY	BY	BY
SIGNATURE	SIGNATURE	SIGNATURE
	10/12/2026	
DATE	DATE	DATE

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G701-1987

EXHIBIT A

PRODUCT + INSTALLATION - CHANGE ORDER - SD#005283

HURRICANE WINDOW & SCREEN

SUMMARY COVER PAGE

Quote Name: **Golden Beach Wellness Center- Change Order - Additional windows**

Sales Person: **Nour Aljamal**

Printed on 10/07/2026 at 9:45 AM

8515 SW 129TH TERRACE | MIAMI, FL 33156 | PHONE: (305) 235-8110 | WWW.HURRICANEWINDOW.COM

Customer/Owner Legal Name	Phone	Billing Email Address
John Bell Construction	305-300-1196	alzate@johnbellconstruction.com
Billing Address	**Job Address**	**Job Name**
4000 Southwest 60th Court, Miami,FL 33155	1 Golden Beach Drive, Golden Beach, FL 33160	John Bell Construction- Golden Beach Wellness Center

CHANGE ORDER SUMMARY		PAYMENT TERM	%	AMOUNT
Products, Labor and Materials	$5,040.00	Upon agreement	50%	$2,598.40
Plans Package	$0.00	Upon Delivery	40%	$2,078.72
Sub Total	$5,040.00	Upon Completion	10%	$519.68
Retail Sale Tax 7%:	$156.80			
GRAND TOTAL:	**$5,196.80**	Note: There is a 3% convenience fee for credit card payments.		

— SCOPE OF WORK —

Item	Description
PGT ADDITIONAL WINDOWS	PRODUCT | QUANTITY (2.0) • Dimensions:37.00" x 50.62" • Brand: PGT Industries • Series: PGT PW7720A • Finish Color: BRONZE • Glass Specifications: GRAY LABOR | QUANTITY (2.0) • Installation Type: Windows: Double Size • Retrofit • Exterior perimeter caulking • Wood bucks supply and install 29.21 (LF)

Total Value of Scope of Work:	$5,040.00
Retail Sale Tax 7%:	$156.80
GRAND TOTAL:	**$5,196.80**

SIGNATURES AND DATE

By:

Date:

By:

Date:

Sales Person: **Nour Aljamal**
Hurricane Window and Screen
Mobile:(786) 395-5682
Email: n.aljamal@hurricanewindow.com
Hurricane Window and Screen

CC LICENSE #: 95BS00368 | State License: #RX11066811
8515 SW 129th Terrace
Miami, FL 33156

Office: (305) 235-8110

Customer/Owner: **John Bell Construction**
Phone:305-300-1196
Email address:alzate@johnbellconstruction.com
Billing Address:
4000 Southwest 60th Court
Miami,FL 33155

Document generated on 10/07/2026 at 9:45 AM

JOHN BELL
CONSTRUCTION

GOLDEN BEACH WELLNESS CENTER

PCO #73.1 Tennis Court Windscreen

This revised change order covers furnishing and installing tennis court windscreens as requested by the Town Manager.

The scope includes furnishing and installing approximately 590 linear feet of 9-foot-high open mesh windscreens with vents every 5 feet and eight logos. A 6-foot-high windscreen option is provided as a deductive alternate. The work includes the materials and labor required for installation.

JOHN BELL CONSTRUCTION

POTENTIAL CHANGE ORDER

OWNER	■
ARCHITECT	■
CONTRACTOR	■
FIELD	—
OTHER	—

AIA DOCUMENT G701

PROJECT:	Golden Beach Wellness Center 1 Golden Beach Drive Golden Beach, FL 33160	**PCO #:** **DATE:**	073.1 Tennis Court Windscreen 11/2/2026
		NTP #02:	7/14/2025
		Original Substantial Completion Date:	7/24/2026
CONTRACTOR:	John Bell Construction 4000 SW 60th Court Miami, FL 33155	**CONTRACT FOR:**	Golden Beach Wellness Center 1 Golden Beach Drive Golden Beach, FL 33160

Not valid until signed by the Owner, Architect and Contractor.

The original Contract Sum was			$ 5,272,660.94
The Costs Associated with this Change Order are:			$ 12,950.00
1 Open mesh windscreen 590 LF x 9' high and 8 logos (See Exhibit A)		$ 12,950.00	
Insurance (GL & Workers Comp)	1.0%		$ 129.50
Standard Overhead & Management Fee	14.0%		$ 1,813.00
Bond Cost	2.0%		$ 259.00
The Contract Sum will be increased by this Change Order in the amount of			$ 15,151.50
This change order will increase Substantial Completion by			2 days

NOTE: This summary does not reflect changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Construction Change Directive.

Eric Dempsey	John Bell Construcion, Inc	Town of Golden Beach
ARCHITECT	CONTRACTOR	CONTRACTED
700 S. Rosemary Ave, Suite 401, West Palm Beach, FL 33401	4000 SW 60th Court, Miami FL 33155	100 Ocean Blvd, Golden Beach, FL 33160
Address	ADDRESS	ADDRESS
	Jay Castellanos	
BY	BY	BY
SIGNATURE	SIGNATURE	SIGNATURE
DATE	11/2/2026 DATE	DATE

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EXHIBIT A

McCOURT
TENNIS COURTS

Date: October 9, 2026

To: John Bell Golden Beach

From: McCourt Construction

Re: Windscreens

McCourt Construction Inc. will provide all labor and materials to install approximately 590' of 6' high open mesh windscreens with vents every 5' on the tennis courts, including 8 logos, for the cost of $10,590.00

Contractor will provide all labor and materials to install approximately 590' of 9' high open mesh windscreen with vents every 5' on the tennis courts, including 8 logos, for the cost of $12,950.00

Richard Roth
McCourt Construction Inc.

JOHN BELL
CONSTRUCTION

GOLDEN BEACH WELLNESS CENTER

PCO #074 Overcurrent Protection RFI #63

This change order covers the additional electrical work required to provide secondary-side overcurrent protection for Panels EP and NP, as directed by the Engineer of Record in the October 2, 2026 response to RFI #63. The initial RFI response advised that main breakers were not required. Following the inspector's request for secondary overcurrent protection, the Engineer of Record directed installation of a 125A protective device for Panel EP and a 225A protective device for Panel NP.

The scope includes furnishing and installing a 125A, 3-pole main circuit breaker kit for Panel EP and a 225A, 3-pole main circuit breaker kit for Panel NP. The work includes the required panel modifications, adjustment and reconnection of existing feeder conductors, terminations, labeling, and testing, together with the associated materials and labor required for a complete and operational installation.

JOHN BELL CONSTRUCTION

POTENTIAL CHANGE ORDER

OWNER	■
ARCHITECT	■
CONTRACTOR	■
FIELD	▬
OTHER	▬

AIA DOCUMENT G701

PROJECT:	Golden Beach Wellness Center 1 Golden Beach Drive Golden Beach, FL 33160	**PCO #:** **DATE:**	074 Overcurrent Protection Per RFI #63 10/12/2026
		NTP #02:	7/14/2025
		Original Substantial Completion Date:	7/24/2026
CONTRACTOR:	John Bell Construction 4000 SW 60th Court Miami, FL 33155	**CONTRACT FOR:**	Golden Beach Wellness Center 1 Golden Beach Drive Golden Beach, FL 33160

Not valid until signed by the Owner, Architect and Contractor.

The original Contract Sum was			$ 5,272,660.94
The Costs Associated with this Change Order are:			$ 5,736.15
1 Overcurrent protection per response from EOR to RFI #63 (See Exhibit A)		$ 5,736.15	
Insurance (GL & Workers Comp)	1.0%		$ 57.36
Standard Overhead & Management Fee	14.0%		$ 803.06
Bond Cost	2.0%		$ 114.72
The Contract Sum will be increased by this Change Order in the amount of			$ 6,711.30
This change order will increase Substantial Completion by			2 days

NOTE: This summary does not reflect changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Construction Change Directive.

Eric Dempsey	John Bell Construcion, Inc	Town of Golden Beach
ARCHITECT	CONTRACTOR	CONTRACTED
700 S. Rosemary Ave, Suite 401, West Palm Beach, FL 33401	4000 SW 60th Court, Miami FL 33155	100 Ocean Blvd, Golden Beach, FL 33160
Address	ADDRESS	ADDRESS
	Jay Castellanos	
BY	BY	BY
SIGNATURE	SIGNATURE	SIGNATURE
	10/12/2026	
DATE	DATE	DATE

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JOHN BELL CONSTRUCTION

Project: Golden Beach Wellness Center
1 Golden Beach Drive
Golden Beach, Florida 33160

RFI #63: Main CB Panel NP & EP

Revision	0	**Status**	Closed on 10/05/26
To	Ahsan Houston (ECF Engineering Consultants) Ramtin Golrang (ECF Engineering Consultants) Eric Dempsey (ERIC DEMPSEY ARCHITECT, LLC) Sean Compel (Compeling Solution)	**From**	Guillermo Mentucci (John Bell Construction)
Date Initiated	Mar 26, 2026	**Due Date**	Mar 31, 2026
Location		**Project Stage**	Course of Construction
Cost Impact	TBD	**Schedule Impact**	TBD
Spec Section		**Cost Code**	
Drawing Number		**Reference**	
Linked Drawings			
Received From	Manuel Viña (DLD Services & Maintenance, LLC)		
Copies To	Jay Castellanos (John Bell Construction), Sean Compel (Compeling Solution), Eric Dempsey (ERIC DEMPSEY ARCHITECT, LLC), Alexander Diaz (Town of Golden Beach), Linda Epperson (Town of Golden Beach), Albert Faz (John Bell Construction), Adrian Gonzalez (John Bell Construction), Dario Gonzalez (Town of Golden Beach), Maria Herrera (John Bell Construction), Ronald Jezerinac (Jezerinac Group), Rob Jones (Jezerinac Group), Skylar Mahaffey (Jezerinac Group), Guillermo Mentucci (John Bell Construction), Oscar Morejon (John Bell Construction), Kathy O'Leary (Richards O'Leary Design Associates), Lissett Rovira (Town of Golden Beach), Gina Santibanez (John Bell Construction), Steve Smith (Craig A Smith & Associates), Carlos Somoza (Carlos Somoza Landscape Architecture)		

Activity

Question

Question from Guillermo Mentucci John Bell Construction *on Thursday, Mar 26, 2026 at 11:43 AM EDT*

During today's inspection, the inspector noted that panels NP and EP require main breakers, as the secondary conductors from transformers T1F and T2F do not have overcurrent protection, and both panels appear to be main lug only (no main breaker).

See the attached riser diagram, with the secondary conductors highlighted in yellow for reference.

Please advise on how to proceed.

Attachments
RFI -63.pdf

Awaiting an Official Response

All Replies

Response from Ahsan Houston ECF Engineering Consultants *on Friday, Oct 2, 2026 at 11:21 AM EDT*

Provide overcurrent protection for both the EP and NP panelboards on the secondary side of their respective transformers, either by installing a main circuit breaker within the panelboard or by providing a properly rated disconnecting means/OCPD ahead of the panelboard, in accordance with NEC 408.36 and 408.36(B).
For the **45 kVA transformer serving the 125A EP panel**, provide a **125A main overcurrent protective device** at the EP panel or in a separate secondary side disconnect enclosure.
For the **75 kVA transformer serving the 225A NP panel**, provide a **225 A main overcurrent protective device** at the NP panel or in a separate secondary side disconnect enclosure. -Ramtin Golrang

Response from Jay Castellanos John Bell Construction *on Wednesday, Sep 30, 2026 at 02:48 PM EDT*

During yesterday's inspection, the inspector advised that Panels NP and EP require secondary overcurrent protection, or a letter from the Engineer of Record demonstrating that additional protection is not required. The previous response referenced the 10-foot rule under NEC 240.21(C).

We acknowledge that the transformers were installed on the floor rather than ceiling hung as shown. However, the panelboard protection requirement applies regardless of mounting location.

DLD provided the following comments:

"NEC 240.21(C) covers the secondary CONDUCTORS only. The 10-ft rule addresses where the overcurrent device may be located; it does not eliminate it or address the panelboard."
"NEC 408.36 requires every panelboard to be protected by an overcurrent device, and 408.36(B) requires that protection to be on the transformer secondary when the panel is fed through a transformer."

Please confirm whether main breakers are required for Panels NP and EP. If required, provide the breaker rating for each panel and confirm whether installation in the existing panels resolves the issue.
If no additional protection is required, provide a signed and sealed letter explaining the code basis for the inspector's review.

A prompt response is needed to complete the work and avoid further inspection and schedule delays.

Response from Ramtin Golrang ECF Engineering Consultants *on Wednesday, Apr 1, 2026 at 07:53 AM EDT*

This is in response to the question regarding the absence of a main breaker at the transformer secondary panel.
Per NEC 240.21(C), transformer secondary conductors are permitted to be installed without a secondary overcurrent protective device provided specific conditions are met. The design complies with these requirements, as the secondary conductors are less than 10 feet in length and are intended to be installed in accordance with NEC provisions.
Accordingly, a main breaker at the secondary panel is not required by code and has been intentionally omitted from the design. Keep in mind that those transformers were suspended ceiling transformers in the initial design and were changed in the field; thus, the contractor is responsible for verifying field conditions and ensuring that the installation of the secondary conductors fully complies with NEC requirements, including length, routing, and protection. If field conditions differ from the design assumptions, the contractor shall notify the design team for further direction.

However, the easiest action is to add the breaker inside the panel, as there is a spot for that, as shown in the photo below.

Attachments
RFI- 63.docx

EXHIBIT A

10753 NE 3rd Ct, Miami, FL 33161
Ph.305.965-4610 Fax.786-953-8719
DLD ELECTRICAL CONTRACTOR
Electrical Contractor State # EC13013062
Dedication-Loyalty-Diligence
It is our commitment to you.

PROPOSAL **CHANGE ORDER # 18** **2502-01**

Date: October 6, 2026
To: John Bell Construction
Project: Golden Beach Wellness Center
Address: 1 Golden Beach Drive, Golden Beach, FL 33160

This Change Order has been prepared to document the additional electrical work required to provide secondary-side overcurrent protection for Panels EP and NP, as directed by the Engineer of Record.

The additional work includes providing a 125A main overcurrent protective device for Panel EP and a 225A main overcurrent protective device for Panel NP, in accordance with the Engineer's response and applicable NEC requirements.

Description of Work

The additional work is required to provide secondary-side overcurrent protection for Panels EP and NP, as directed by the Engineer of Record and in accordance with NEC 408.36 and 408.36(B).

The work includes the necessary mechanical modifications to the existing panels, installation of the required 125A and 225A main circuit breakers, adjustment and reconnection of the existing feeder conductors, terminations, labeling, and testing to restore both panels to normal operation.

This work includes the required main circuit breakers, all associated materials, labor, tools, equipment, coordination, and incidental work necessary to provide a complete and code-compliant installation.

EXHIBIT A

The Engineer of Record provided the following written directions:

"Provide overcurrent protection for both the EP and NP panelboards on the secondary side of their respective transformers, either by installing a main circuit breaker within the panelboard or by providing a properly rated disconnecting means/OCPD ahead of the panelboard, in accordance with NEC 408.36 and 408.36(B).

For the 45 kVA transformer serving the 125A EP Panel, provide a 125A main overcurrent protective device at the EP Panel or in a separate secondary side disconnect enclosure. For the 75 kVA transformer serving the 225A NP Panel, provide a 225A main overcurrent protective device at the NP Panel or in a separate secondary side disconnect enclosure."

Below is an excerpt from the electrical drawings showing that main circuit breakers were not included for Panels EP and NP, for reference and clarification of the additional work required.

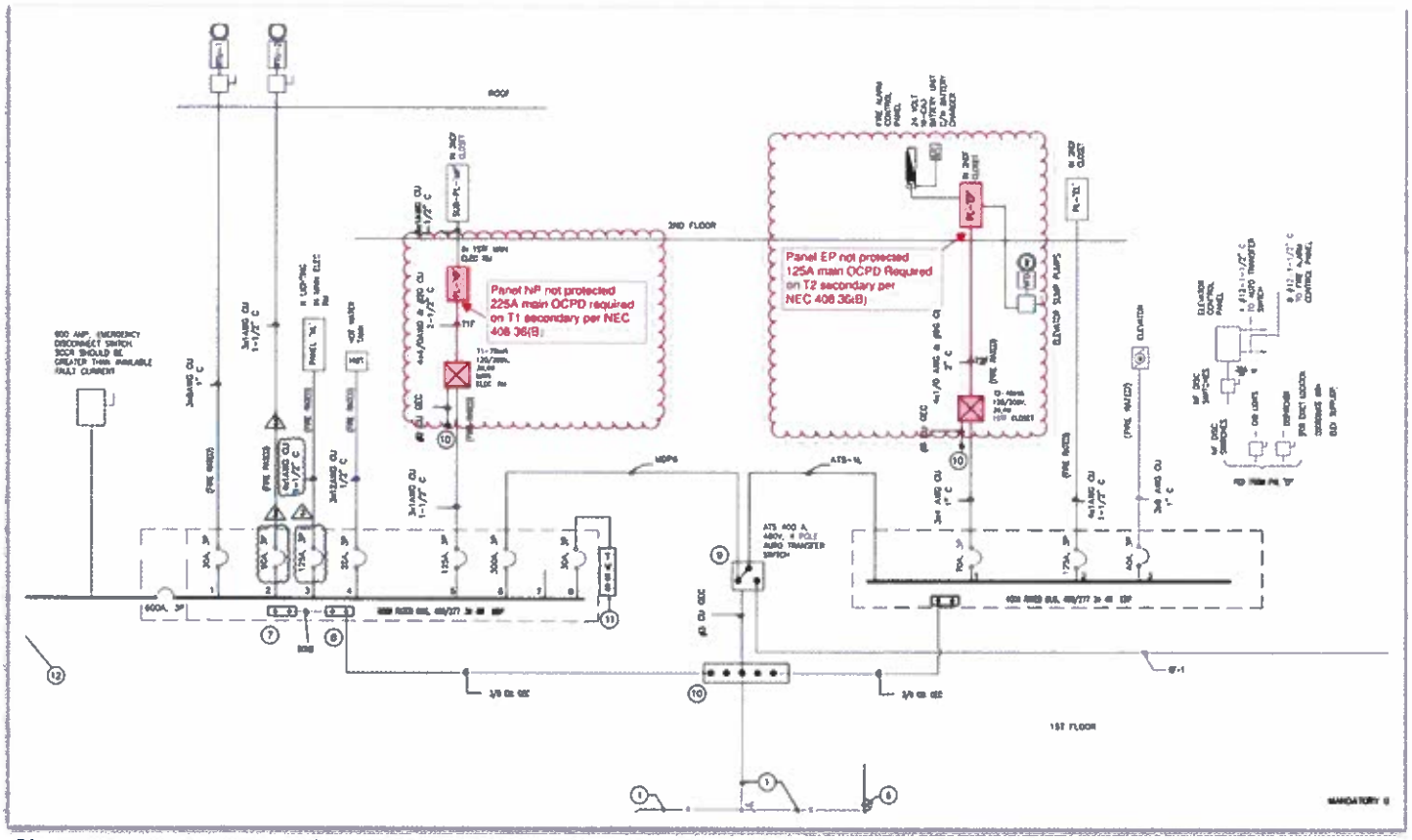

Photo 1: Riser Diagram – Transformers T1 and T2 – Unprotected Panels NP and EP clouded in red.

EXHIBIT A

Scope of Work.

- Furnish and install one (1) 225A, 3-pole main circuit breaker kit in Panel NP.
- The 125A, 3-pole main circuit breaker kit for Panel EP was previously furnished and installed by DLD.

LABOR AND MATERIAL----------$5,736.15

This Proposal specifically includes:

- U.L. rated material and labor installed in accordance with the N.E.C. & N.F.P.A

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

LABOR AND MATERIAL----------$5,736.15
TOTAL----------$5,736.15

Payments to be made as
This price does not include payment of the permit.

- Work to be performed during/after normal business hours
-Fire stopping, sealing of walls, floor or roof penetrations, patch and painting by others.
-Any request for work not specified in this scope and with considerable price will represent a change order.

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and hereby accepted.
You are authorized to do the work as specified above.
Payments to be made as follows: **- Progressive Payment.**

Authorized Signature **Date**

Print Name

Respectfully submitted by:
Alexander B. Lopez
Owner
DLD-Electrical Contractor LLC
305-965-4610
A.lopez@dldelectricalcontractor.com

JOHN BELL
CONSTRUCTION

GOLDEN BEACH WELLNESS CENTER

PCO #075 Time Clock and Photocells

This change order covers upgrades to the existing lighting controls required to accommodate site lighting added later in the project. The existing photocell and time clock cannot accommodate the additional lighting and require upgraded controls.

The scope includes furnishing and installing two (2) new photocells for the pole and bollard lights and one (1) dedicated time clock for the Padel Court lighting. The work includes the associated conduit, wiring, boxes, fittings, supports, electrical connections, and testing required for a complete and operational installation.

JOHN BELL CONSTRUCTION

POTENTIAL CHANGE ORDER

OWNER	■
ARCHITECT	■
CONTRACTOR	■
FIELD	—
OTHER	—

AIA DOCUMENT G701

PROJECT:	Golden Beach Wellness Center 1 Golden Beach Drive Golden Beach, FL 33160	**PCO #:** **DATE:**	075 Time Clock and Photocell 10/9/2026
		NTP #02:	7/14/2025
		Original Substantial Completion Date:	7/24/2026
CONTRACTOR:	John Bell Construction 4000 SW 60th Court Miami, FL 33155	**CONTRACT FOR:**	Golden Beach Wellness Center 1 Golden Beach Drive Golden Beach, FL 33160

Not valid until signed by the Owner, Architect and Contractor.

The original Contract Sum was			$ 5,272,660.94
The Costs Associated with this Change Order are:			$ 2,200.00
1 New Time Clock and Photocell for Site Lighting (See Exhibit A)		$ 2,200.00	
Insurance (GL & Workers Comp)	1.0%		$ 22.00
Standard Overhead & Management Fee	14.0%		$ 308.00
Bond Cost	2.0%		$ 44.00
The Contract Sum will be increased by this Change Order in the amount of			$ 2,574.00
This change order will increase Substantial Completion by			2 days

NOTE: This summary does not reflect changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Construction Change Directive.

Eric Dempsey	John Bell Construcion, Inc	Town of Golden Beach
ARCHITECT	CONTRACTOR	CONTRACTED
700 S. Rosemary Ave, Suite 401, West Palm Beach, FL 33401	4000 SW 60th Court, Miami FL 33155	100 Ocean Blvd, Golden Beach, FL 33160
Address	ADDRESS	ADDRESS
	Jay Castellanos	
BY	BY	BY
SIGNATURE	SIGNATURE	SIGNATURE
	10/9/2026	
DATE	DATE	DATE

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EXHIBIT A

10753 NE 3rd Ct, Miami, FL 33161
Ph.305.965-4610 Fax.786-953-8719
DLD ELECTRICAL CONTRACTOR
Electrical Contractor State # EC13013062
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PROPOSAL **CHANGE ORDER # 16** **2502-01**

Date: October 5, 2026
To: John Bell Construction
Project: Golden Beach Wellness Center
Address: 1 Golden Beach Drive, Golden Beach, FL 33160

This Change Order is issued for the additional lighting controls required at the Golden Beach Wellness Center.

The contract drawings indicate that the pole lights, bollards, and Padel Court lighting are to be controlled by the existing astronomical time clock. Upon field verification, the existing time clock cannot accommodate the required controls; therefore, additional control equipment is required.

Description of Work

E601 – ELECTRICAL RISER DIAGRAM AND SCHEDULES.

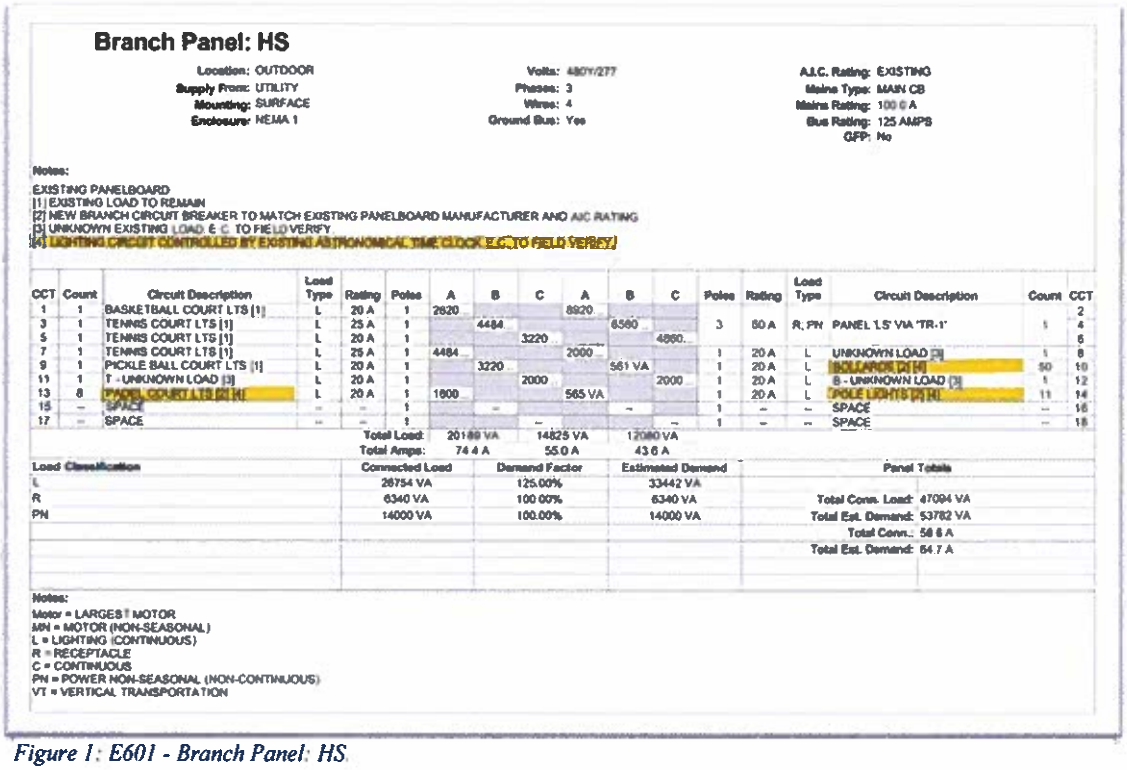
This Change Order includes the furnishing and installation of two (2) new photocells for the exterior lighting and one (1) new time clock for the Padel Court lighting.

The work includes installing one (1) photocell for the pole lights, one (1) photocell for the bollard lights, and one (1) dedicated time clock for the Padel Court lighting, including all required conduit, wiring, boxes, fittings, supports, and electrical connections.

All labor, materials, equipment, testing, and coordination required for a complete and operational installation are included. All work shall be performed in accordance with applicable electrical codes and project requirements.

Below are the notes shown on the original contract drawings indicating the lighting control requirements, for reference and better understanding of the proposed work.

EXHIBIT A



Branch Panel: HS

Location: OUTDOOR | Volts: 480Y/277 | A.I.C. Rating: EXISTING
Supply From: UTILITY | Phases: 3 | Mains Type: MAIN CB
Mounting: SURFACE | Wires: 4 | Mains Rating: 100 A
Enclosure: NEMA 1 | Ground Bus: Yes | Bus Rating: 125 AMPS
GFP: No

Notes:
EXISTING PANELBOARD
[1] EXISTING LOAD TO REMAIN
[2] NEW BRANCH CIRCUIT BREAKER TO MATCH EXISTING PANELBOARD MANUFACTURER AND AIC RATING
[3] UNKNOWN EXISTING LOAD & C. TO FIELD VERIFY
[4] LIGHTING CIRCUIT CONTROLLED BY EXISTING ASTRONOMICAL TIME CLOCK (C.T.O FIELD VERIFY)

CCT	Count	Circuit Description	Load Type	Rating	Poles	A	B	C	A	B	C	Poles	Rating	Load Type	Circuit Description	Count	CCT
1	1	BASKETBALL COURT LTS [1]	L	20 A	1	2620			8920								2
3	1	TENNIS COURT LTS [1]	L	25 A	1		4484			6560		3	60 A	R, PN	PANEL 'LS' VIA 'TR-1'	1	4
5	1	TENNIS COURT LTS [1]	L	20 A	1			3220			4660						6
7	1	TENNIS COURT LTS [1]	L	25 A	1	4484			2000			1	20 A	L	UNKNOWN LOAD [3]	1	8
9	1	PICKLE BALL COURT LTS [1]	L	20 A	1		3220			561 VA		1	20 A	L	BOLLARDS [3] [4]	50	10
11	1	T - UNKNOWN LOAD [3]	L	20 A	1			2000			2000	1	20 A	L	B - UNKNOWN LOAD [3]	1	12
13	8	PADEL COURT LTS [2] [4]	L	20 A	1	1800			565 VA			1	20 A	L	POLE LIGHTS [3] [4]	11	14
15	--	SPACE	--	--	1	--	--	--	--	--	--	1	--	--	SPACE	--	16
17	--	SPACE	--	--	1	--	--	--	--	--	--	1	--	--	SPACE	--	18
						Total Load:	20180 VA		14825 VA		12080 VA						
						Total Amps:	74.4 A		55.0 A		43.6 A						

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals
L	26754 VA	125.00%	33442 VA	
R	6340 VA	100.00%	6340 VA	Total Conn. Load: 47094 VA
PN	14000 VA	100.00%	14000 VA	Total Est. Demand: 53782 VA
				Total Conn.: 56.6 A
				Total Est. Demand: 64.7 A

Notes:
Motor = LARGEST MOTOR
MN = MOTOR (NON-SEASONAL)
L = LIGHTING (CONTINUOUS)
R = RECEPTACLE
C = CONTINUOUS
PN = POWER NON-SEASONAL (NON-CONTINUOUS)
VT = VERTICAL TRANSPORTATION

Figure 1: E601 - Branch Panel: HS

Scope of Work.

- Furnish and install one (1) Intermatic Time Switch, Electronic, 24-Hour, 120-277 VAC, SPST, 1-Circuit.
- Furnish and install two (2) Intermatic Photocontrol, Swivel Mount, 120-277 VAC, 50/60Hz.

LABOR AND MATERIAL----------$2,200.00

This Proposal specifically includes:

- U.L. rated material and labor installed in accordance with the N.E.C. & N.F.P.A

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

LABOR AND MATERIAL----------$2,200.00
TOTAL----------$2,200.00

Payments to be made as
This price does not include payment of the permit.

- Work to be performed during/after normal business hours
-Fire stopping, sealing of walls, floor or roof penetrations, patch and painting by others.
-Any request for work not specified in this scope and with considerable price will represent a change order.

EXHIBIT A

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and hereby accepted.
You are authorized to do the work as specified above.
Payments to be made as follows: - **Progressive Payment.**

Authorized Signature **Date**

Print Name

Respectfully submitted by:

Alexander B. Lopez
Owner
DLD-Electrical Contractor LLC
305-965-4610
A.lopez@dldelectricalcontractor.com

JOHN BELL
CONSTRUCTION

GOLDEN BEACH WELLNESS CENTER

PCO #080 Hotwire and Annex Generator Sleeves

This change order covers additional underground sleeves requested by the Town for Hotwire internet service and future gas piping to the Annex generator.

The work includes excavation, fittings, couplings, bends, supports, end caps, pull string for the internet conduit, backfilling, and the labor, materials, tools, equipment, and coordination required to complete both underground pathways.

This change order requests a one-day extension of Substantial Completion for the additional work.

JOHN BELL CONSTRUCTION

POTENTIAL CHANGE ORDER

OWNER	■
ARCHITECT	■
CONTRACTOR	■
FIELD	▬
OTHER	▬

AIA DOCUMENT G701

PROJECT:	Golden Beach Wellness Center 1 Golden Beach Drive Golden Beach, FL 33160	**PCO #:** **DATE:**	080 Generator Sleeves 11/2/2026
		NTP #02:	7/14/2025
		Original Substantial Completion Date:	7/24/2026
CONTRACTOR:	John Bell Construction 4000 SW 60th Court Miami, FL 33155	**CONTRACT FOR:**	Golden Beach Wellness Center 1 Golden Beach Drive Golden Beach, FL 33160

Not valid until signed by the Owner, Architect and Contractor.

The original Contract Sum was			$ 5,272,660.94
The Costs Associated with this Change Order are:			$ 1,850.00
1 Generator and Hotwire Sleeves (See Exhibit A)		$ 1,850.00	
Insurance (GL & Workers Comp)	1.0%		$ 18.50
Standard Overhead & Management Fee	14.0%		$ 259.00
Bond Cost	0.0%		$ -
The Contract Sum will be increased by this Change Order in the amount of			$ 2,127.50
This change order will increase Substantial Completion by			1 day

NOTE: This summary does not reflect changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Construction Change Directive.

Eric Dempsey	John Bell Construcion, Inc	Town of Golden Beach
ARCHITECT	CONTRACTOR	CONTRACTED
700 S. Rosemary Ave, Suite 401, West Palm Beach, FL 33401	4000 SW 60th Court, Miami FL 33155	100 Ocean Blvd, Golden Beach, FL 33160
Address	ADDRESS	ADDRESS
	Jay Castellanos	
BY	BY	BY
SIGNATURE	SIGNATURE	SIGNATURE
DATE	11/2/2026 DATE	DATE

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EXHIBIT A

10753 NE 3rd Ct, Miami, FL 33161
Ph.305.965-4610 Fax.786-953-8719
DLD ELECTRICAL CONTRACTOR
Electrical Contractor State # EC13013062
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PROPOSAL **CHANGE ORDER # 19** **2502-01**

Date: October 13, 2026
To: John Bell Construction
Project: Golden Beach Wellness Center
Address: 1 Golden Beach Drive, Golden Beach, FL 33160

This Change Order has been prepared to document the additional work required for the installation of new underground empty conduits at the Golden Beach Wellness Center project.
The additional work includes one (1) 2-inch conduit for the future internet service and one (1) 4-inch conduit to serve as an underground sleeve for future generator gas piping by others, approximately 50 feet each.

Description of Work

The additional work includes the installation of approximately 50 feet of one (1) 2-inch underground empty conduit for the future internet service and approximately 50 feet of one (1) 4-one (1) 4-inch underground empty sleeve for future generator gas piping by others

The work includes the required excavation, conduit installation, fittings, couplings, bends, supports, end caps, pull string for the internet conduit, backfilling, and coordination necessary to complete both underground pathways.

This work includes all labor, materials, tools, equipment, and incidental work required for a complete installation in accordance with applicable codes and project requirements.

Below is a marked plan showing the approximate conduit routes and locations for reference and clarification of the additional work required.

EXHIBIT A

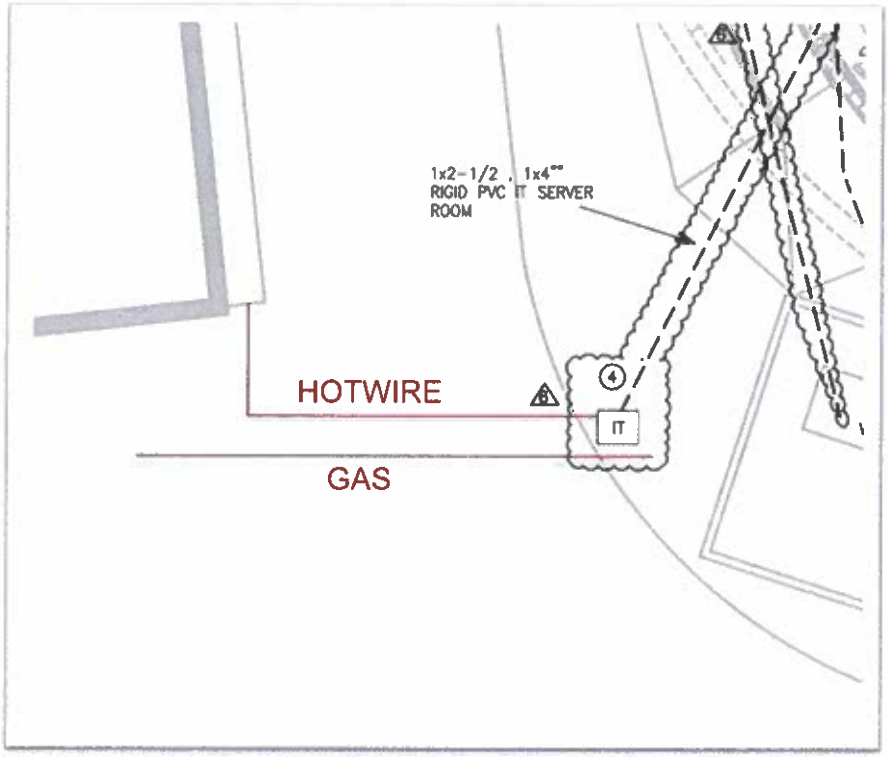

Photo 1: E-001 - Approximate Underground Conduit Routes.

Scope of Work.

- Furnish and install one (1) 2-inch underground empty conduit for the future internet service. Max 50 Ft.
- Furnish and install one (1) 4-inch underground empty sleeve for the future generator gas piping by others. Max 50 Ft.

LABOR AND MATERIAL----------$1,850.00

Notes:

Generator gas piping, connections, permits, testing, and final surface restoration are not included.

EXHIBIT A

This Proposal specifically includes:

- U.L. rated material and labor installed in accordance with the N.E.C. & N.F.P.A

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

LABOR AND MATERIAL----------$1,850.00
TOTAL----------$1,850.00

Payments to be made as
This price does not include payment of the permit.

- Work to be performed during/after normal business hours
-Fire stopping, sealing of walls, floor or roof penetrations, patch and painting by others.
-Any request for work not specified in this scope and with considerable price will represent a change order.

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and hereby accepted.
You are authorized to do the work as specified above.
Payments to be made as follows: **- Progressive Payment.**

Authorized Signature **Date**

Print Name

Respectfully submitted by:

Alexander B. Lopez
Owner
DLD-Electrical Contractor LLC
305-965-4610
A.lopez@dldelectricalcontractor.com

JOHN BELL
CONSTRUCTION

GOLDEN BEACH WELLNESS CENTER

PCO #083 Annex Landscaping and Sod Restoration

This change order covers additional landscaping at the Annex Building requested directly by the Town Manager. The Annex Building landscaping was not included in the landscape drawings.

The scope includes the trees, palms, shrubs, groundcover, soil, mulch, and crushed-granite walkway restoration identified in RC Landscape Design, LLC's proposal dated October 27, 2026, together with the associated delivery, installation, tree and palm bracing, staking, and skid-steer service.

This change order also includes sod restoration to repair the areas disturbed by the Hotwire trenching. Sod installation near the FPL transformers was omitted from the original landscape scope and is now included to complete the landscaping in that area.

This change order also includes six (6) additional working days of JBC superintendent and project manager coverage to complete the added scope.

JOHN BELL CONSTRUCTION

POTENTIAL CHANGE ORDER

OWNER	■
ARCHITECT	■
CONTRACTOR	■
FIELD	–
OTHER	–

AIA DOCUMENT G701

PROJECT:	Golden Beach Wellness Center 1 Golden Beach Drive Golden Beach, FL 33160	**PCO #:** **DATE:** **NTP #02:** **Original Substantial Completion Date:**	083 Annex Building Landscaping 10/29/2026 7/14/2025 7/24/2026
CONTRACTOR:	John Bell Construction 4000 SW 60th Court Miami, FL 33155	**CONTRACT FOR:**	Golden Beach Wellness Center 1 Golden Beach Drive Golden Beach, FL 33160

Not valid until signed by the Owner, Architect and Contractor.

The original Contract Sum was			$ 5,272,660.94
The Costs Associated with this Change Order are:			$ 21,665.80
1 Annex building landscaping and Hotwire/FPL sod (See Exhibit A)		$ 20,116.00	
2 Additional superintendent and PM coverage - 6 days		$ 5,749.80	
3 Credit for Town Manager		$ (4,200.00)	
Insurance (GL & Workers Comp)	1.0%		$ 216.66
Standard Overhead & Management Fee	14.0%		$ 3,033.21
Bond Cost	0.0%		$ -
The Contract Sum will be increased by this Change Order in the amount of			$ 24,915.67
This change order will increase Substantial Completion by			6 days

NOTE: This summary does not reflect changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Construction Change Directive.

Eric Dempsey	John Bell Construction, Inc	Town of Golden Beach
ARCHITECT	CONTRACTOR	CONTRACTED
700 S. Rosemary Ave, Suite 401, West Palm Beach, FL 33401	4000 SW 60th Court, Miami FL 33155	100 Ocean Blvd, Golden Beach, FL 33160
Address	ADDRESS	ADDRESS
	Jay Castellanos	
BY	BY	BY
SIGNATURE	SIGNATURE	SIGNATURE
	10/29/2026	
DATE	DATE	DATE

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G701-1987

EXHIBIT A

LANDSCAPE | DESIGN

PROPOSAL

BILL TO

Annex Building & Sod/Repairs

John Bell Construction

DATE

10/27/2026

QTY	DESCRIPTION	UNIT PRICE	AMOUNT
1	Bridalveil 65g		$0.00
2	Alexander Palms Field grown 12-14ft OA		$0.00
1	Sabal 18' Booted		$0.00
25	Dwarf Fakahatchee 3g		$0.00
40	Bahama coffee 3g		$0.00
20	Cocoplum horizontal 3g		$0.00
1	50/50 soil + sand		$0.00
1	Palmetto Sod pallet (repair)		$0.00
1	Crushed granite gravel (neighbor walkway of this material leading to curb 5x5ft)		$0.00
30	Peanut grass 1g		$0.00
1	Mulch (match wellness center)		$0.00
2	Silver saw palmetto 15g		$0.00
3	Seville Sod pallet (Transformer area South pickle ball court)		$0.00
1	Design + Delivery + Install + Palm & tree braces + staking + Skid steer service		$18,800.00
		Subtotal	$18,800.00
		Taxes	$1,316.00
		Total	**$20,116.00**

Upon acceptence, 50% of total amount is due prior to scheduled start date: $10,058.00

Remaining amount is due promptly upon completion: $10,058.00

_____ Client Signature

_____ Date

Forms of payment:

ZELLE (305) 519 - 8742

PLEASE MAKE CHECKS PAYABLE TO: RC LANDSCAPE DESIGN, LLC.

If you have any questions, please contact:

Robert Calle, 305-519-8742, rclandscapedesign@outlook.com

Terms and Conditions : 1. By employing RC Landscape Design, the client understands that RC Landscape Design is not liable for any damage that may be caused to underground piping whether electrical, water, sewer, or the like. In the event RC Landscape Design is informed of existing underground piping, RC Landscape Design will take precautions in order to prevent any underground piping from being damaged. 2. By employing RC Landscape Design, the client understands that RC Landscape Design is not responsible for the care and upbringing of the product once the installation has come to an end. RC Landscape Design will instruct the client on how to properly care for the product installed. RC Landscape Design is not liable for anything that occurs to the product after installation is completed.

EXHIBIT A



EXHIBIT A

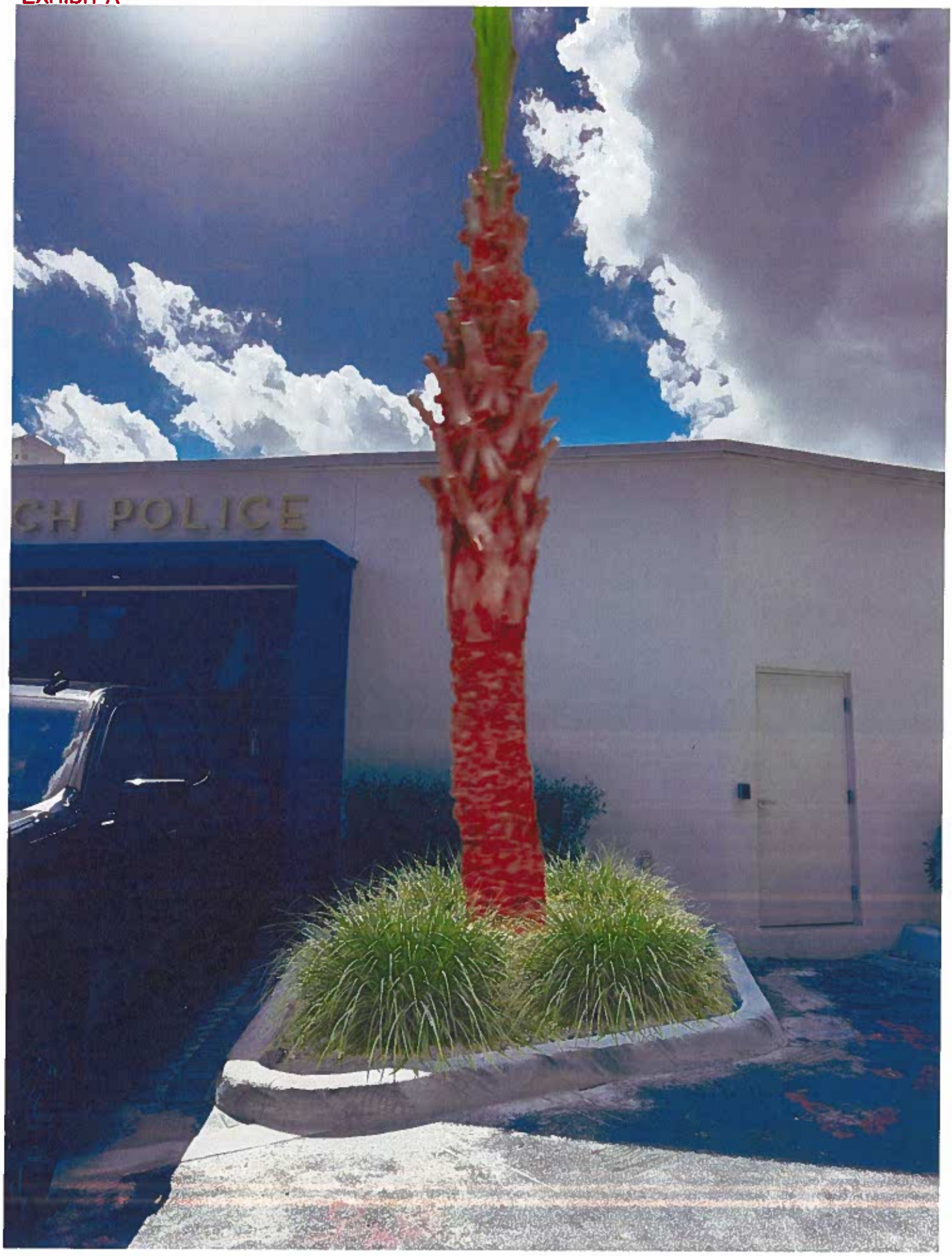


EXHIBIT A

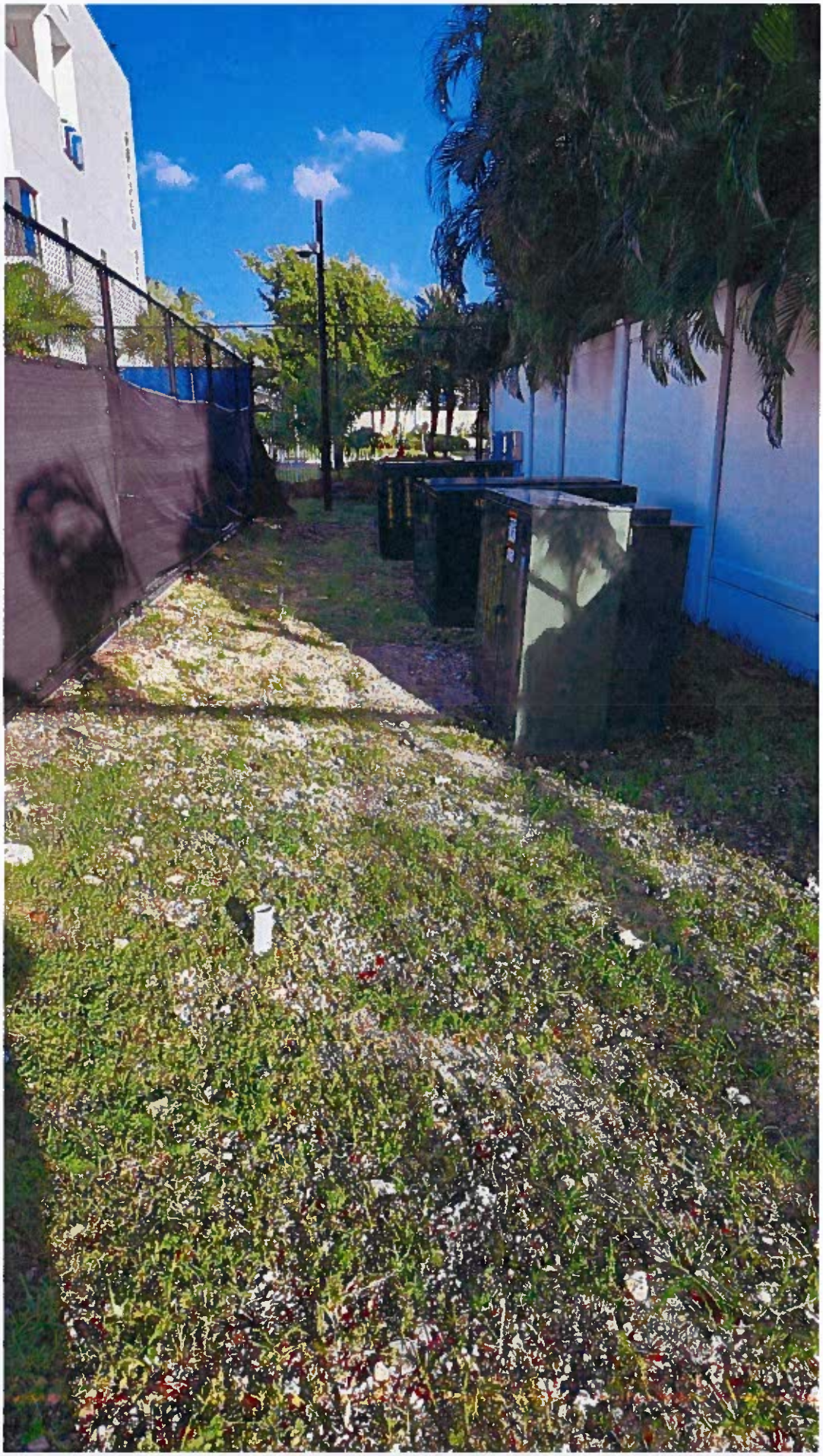




EXHIBIT A



EXHIBIT A



JOHN BELL CONSTRUCTION

POTENTIAL CHANGE ORDER

OWNER	■
ARCHITECT	■
CONTRACTOR	■
FIELD	–
OTHER	–

AIA DOCUMENT G701

PROJECT:	Golden Beach Wellness Center 1 Golden Beach Drive Golden Beach, FL 33160	**PCO #:** **DATE:**	086 Aspirated Smoke Detector 11/6/2026
		NTP #02:	7/14/2025
		Original Substantial Completion Date:	7/24/2026
CONTRACTOR:	John Bell Construction 4000 SW 60th Court Miami, FL 33155	**CONTRACT FOR:**	Golden Beach Wellness Center 1 Golden Beach Drive Golden Beach, FL 33160

Not valid until signed by the Owner, Architect and Contractor.

The original Contract Sum was			$ 5,272,660.94
The Costs Associated with this Change Order are:			$ 14,978.85
1 Aspirated smoke detector for elevator shaft (See Exhibit A)		$ 14,678.85	
2 Dedicated circuit for smoke detector (See Exhibit B)		$ 300.00	
Insurance (GL & Workers Comp)	1.0%		$ 149.79
Standard Overhead & Management Fee	0.0%		$ -
Bond Cost	2.0%		$ 299.58
The Contract Sum will be increased by this Change Order in the amount of			$ 15,428.22
This change order will increase Substantial Completion by			10 days

NOTE: This summary does not reflect changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Construction Change Directive.

Eric Dempsey	John Bell Construction, Inc	Town of Golden Beach
ARCHITECT	CONTRACTOR	CONTRACTED
700 S. Rosemary Ave, Suite 401, West Palm Beach, FL 33401	4000 SW 60th Court, Miami FL 33155	100 Ocean Blvd, Golden Beach, FL 33160
Address	ADDRESS	ADDRESS
	Jay Castellanos	
BY	BY	BY
SIGNATURE	SIGNATURE	SIGNATURE
	11/6/2026	
DATE	DATE	DATE

AIA DOCUMENT G701 - CHANGE ORDER - 1987 EDITION - AIA REGISTERED - COPYRIGHT 1987 - THE AMERICAN INSTITUTE OF ARCHITECTS, 1735 NEW YORK AVE., N. W., WASHINGTON, D. C. 20006

EXHIBIT A

WISE Building Technologies

Change Order #4

Wednesday, November 4, 2026

COMPANY INFO

WISE Building Technologies LLC
1355 NW 93rd CT, Suite A105 Doral Florida 33172
☎ (866) 355-0978 | ✉ info@wisebt.com

Prepared by:	Denis Basulto
Phone & Email:	dbasulto@wisebt.com
System Proposed:	***FIRE ALARM***
Scope of Work	Soft Turnkey

We propose hereby to furnish the materials, equipment, services and labor necessary for the completion of all below listed as Scope of Work.

CUSTOMER INFO

Customer Company	John Bell Construction
Address	4000 SW 60Th Court
City, State, Zip Code	Miami, FL 33155
Phone	(305) 815-9467
Email	jazz@johnbellconstruction.com
Customer Name	Jazz Machin

PROPERTY / PROJECT INFO

Project Name	FA Golden Beach Wellness Center
Property	Golden Beach Wellness Center
Address	1 Golden Beach Drive
City, State ZIP	Golden Beach, Florida, FL 33160

SCOPE OF WORK

Shop Drawings, Engineering (customer to provide layout in AutoCAD format).	-	Included
Generate Layout in AutoCAD format from PDF or Site Survey.	-	Not Included
Florida Registered Engineer Review, Sign & Seal.	-	Included
Permit Processing, Scanning Drawings, Completing Permit Applications.	-	Included
Permit Fees, paid to AHJ Fire and Building Departments.	-	Not Included
Equipment, Devices and Parts as shown below.	-	Included
Termination of Equipment, Devices and Parts provided by WISE Building Technologies.	-	Included
Installation Free Wire, using Plenum Rated Cables as required by NEC 760.	-	Included
Installation of Stub-Ups, using 1/2" or 3/4" EMT, as required.	-	Not Included
Installation of Conduits, using 1/2" or 3/4" EMT conduits and THHN cables.	-	Not Included
Dedicated 120vac 20A circuits for equipment, panels, power supplies and amplifiers.	-	Not Included
Installation during Regular Hours, M-F from 8am to 5pm.	-	Included
Installation in Overtime, after 5pm, Saturday and Sunday.	-	Not Included
Prevailing Wages / Responsible Wages and Benefits according to MDC, FL.	-	Not Included
Cutting, Patching and/or Painting on walls, ceiling, concrete, asphalt or any other surfaces.	-	Not Included
Trenching, Backfilling and Soil Compaction.	-	Not Included
Clean up debris generated by WISE Building Technologies, dispose at property's dumpster.	-	Included
System Programming, according to applicable sequence of operations.	-	Included
Pre-Test of Complete System, including Equipment and Devices provided by WISE BT.	-	Included
Pre-Test with other trades such as: BDA, Sprinkler, Mechanical, Elevators.	-	Included
Electrical Inspections, Rough and Electrical Final.	-	Not Included
FA Inspections (Tech Labor) during Regular Hours, M-F from 8am to 5pm.	-	Included
Inspections Fees paid to AHJ Fire or Building Departments.	-	Not Included
Overtime/SRI Inspections (Tech Labor), M-F after 5pm, Sat and Sun.	-	Included
Overtime/SRI Inspections Fees paid to AHJ Fire or Building Departments.	-	Not Included
Certification, NFPA 72 Record of Completion and Inspection Form.	-	Not Included
Central Station Monitoring Setup (requires Monitoring Service Contract).	-	Not Included
NRTL Certificate, UL or ETL Certificate (requires Runner/Central Station Service Contract).	-	Not Included
Deliver Systems Records, O&M Manual and Customer Training.	-	Not Included
Payment and Performance Bond.	-	Not Included
Travel Time and Gas Expense.	-	Not Included
Scissor Lift and / or Boom Lift rental.	-	Not Included
All related to Parking Fees.	-	Not Included
X-Ray testing the area for working purposes.	-	Not Included
Core drilling for every single hole as required.	-	Not Included
One (1) Year Warranty, including parts and labor provided by WISE BT.	-	Included
Additional (2) Year Manufacture's Warranty, including parts provided by WISE BT only.	-	Not Included

FIRE ALARM

BDA | ERCES

BUILDING AUTOMATION

ACCESS CONTROL

TELEPHONE ENTRY

SECURITY ALARM

CCTV SURVEILLANCE

SMART BUILDINGS

VOICE/DATA NETWORK

COMMUNICATION

BMS / Building Automation

IT Management Services

EXHIBIT A

The fire alarm scope of work is developed based on the shop drawings and information provided by the

- ☑ **General Contractor (GC),**
- ☐ **Electrical Contractor (EC),**
- ☐ **Owner/Rep.**

This scope is subject to review, approval, and potential modifications by the Engineer of Record (EOR) and the Authority Having Jurisdiction (AHJ). Any changes required by the EOR or AHJ, including revisions to design, device layout, quantities, or system functionality, may impact the final scope, pricing, and schedule.

☐ **Fire Alarm scope of work based on Wise BT design criteria due to lack coverage in provided fire alarm plans, meeting minimum Code compliance requirements, scope of work subject to approval / changes by EOR and the AHJ**

Potential New Tariffs and trade Policies:

For all existing building projects, record drawings, specifications, and prior permit approvals may be required for engineering shop drawings or upon request by the AHJ.Please be advised that due to ongoing trade policy updates and potential new tariffs, pricing on select products may be subject to adjustment. If existing tariffs remain in place or new tariffs are introduced, a surcharge may be applied to affected products.

Existing Building Documentation:

For all existing building projects, record drawings, specifications, and prior permit approvals may be required for engineering shop drawings or upon request by the AHJ.
The GC, Owner or Owner's Representative is responsible for obtaining and providing these records to WISE Building Technologies. If unavailable, any costs incurred for record retrieval or the development of complete as-built drawings will be issued as a change order.

CAD Layout Files:

For projects where CAD files or existing layout drawings are not available, additional drafting and field verification may be required to develop accurate shop drawings. The GC, Owner or Owner's Representative is responsible for providing CAD files and any available documentation. If such files are not provided, the additional scope required to generate layout drawings will be issued as a change order.

References: The scope of work for the fire alarm system is based on the provided drawings.

Sheets: _____ **Dated:** _____

Sheets: _____ **Dated:** _____

Sheets: _____ **Dated:** _____

Description and Additional Work

Fire Alarm System to be Siemens Fire Products

As per requested by the Fire Marshall it is required to install an Aspiration system from Siemens to detect smoke inside the elevator shaft.

BOM, Equipment, Parts, Devices List

Qty	Equipment or Device Type
1	FDA422. Aspirated smoke detector
1	FDAZ292. External in-line filter box for FDA21 detector (includes filter elements)
1	XTRI-D. Dual Input Monitor Module, with Built-In Isolator
1	VP-P-210. VP-P-210 3/4"ORG VESDA CPVC
1	VP-UNION. VP-UNION UNION ORG VESDA CPVC Q-10 (Quantity of 10)
1	VP-COUP. VP-COUP COUPLING 3/4" ORG Q-15 (Quantity of 15)
1	VP-ELB-90. VP-ELB-90 90 DEGREE ELBOW, Q-20 (Quantity of 20)
1	PAD-5 9 AMP. Complete 9A PAD-5 Kit

Out of Scope of Work

Any other work, material, equipment and parts not mentioned above or requested by others including the EOR and the AHJ.
GC shall coordinate works with other trades.
All conduit, fitting, j-boxes, pull string and power to feed FA equipment to be done by others.
Parking fees, the GC / Client shall provide parking to one (1) Wise BT truck

Payment Terms:

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

EXHIBIT A

Final Price:	$14,678.85	Taxes included	
Payment Terms:	25% Deposit, Balance Billed Progressively Based on Work Completed	Price effective until:	*Friday, December 4, 2026*
Deposit Payment	$3,669.71		

Customer, Authorized Signature		**WISE Building Technologies, Authorized Signature**	
Signature		Signature	
Name		Name	
Tittle		Tittle	
Date		Date	

ACCEPTANCE OF PROPOSAL

Authority to Sign. Each of the persons signing above on behalf of any party hereby represents and warrants that s/he or it is signing with full and complete authority to bind the party on whose behalf of whom s/he or it is signing, to each and every term of this Agreement.

The above price(s), specifications, scope of work, exclusions and conditions, including Term & Conditions provided on links below have been carefully reviewed, are satisfactory and hereby accepted. WISE Building Technologies is authorized to do the work as specified. Payment shall be made as described above. Past due invoices are subject to collection fees, 2.5% x month.

Service Terms And Conditions, updated October 4, 2025 https://wisebt.com/service-terms-and-condition

Subcontractors Agreement, updated, 2024 https://wisebt.com/subcontractors-agreement-terms-and-condition

Material Cost Escalation. If, during the performance of this contract, the cost of materials significantly increases, through no fault of WISE Building Technologies, the price of this contract shall be equitably adjusted by an amount reasonably necessary to cover any such significant increase in the costs of materials. As used herein, a significant cost increase shall mean any increase in cost of materials exceeding 2.5% experienced by contractor from the date of the contract signing. Such increase in material costs shall be documented through quotes, invoices, or receipts.

Delays Due to Supply Chain Disruptions. Where the delivery of materials delayed, through no fault of the contractor, as a result of the shortage or unavailability of the materials, contractor shall not be liable for any additional costs or damages associated with such delay(s).

All materials are guaranteed to be as specified. All work to be completed in a substantial workmanlike manner according to specifications submitted, per standard practices. Any alteration or deviation from above specifications involving extra cost will be executed only upon written orders, and will become and extra charge over and above the amount listed above or the sum of previous approved orders. All agreements contingent upon strikes, accidents or days beyond our control. Customer to carry fire, hurricane and other necessary insurance. Our employees are fully covered by Workmen's Compensation Insurance. If either party commences legal action to enforce its rights pursuant to this agreement, the prevailing party in said action shall be entitled to recover its reasonable attorney's fees and cost of litigation to said legal action, as determined by a court of competent jurisdiction, in Miami Dade County, Florida.

Confidentiality. The content of this document is confidential and intended for the recipient specified in this document only. It is strictly forbidden to share any part of this document with any third party, without a written consent of WISE Building Technologies. If you received this document by mistake, please notify us by telephone to (866) 355-0978, or email to info@wisebt.com and follow with its deletion, so that we can ensure such a mistake does not occur in the future.

No other terms after this line.

EXHIBIT B

10753 NE 3rd Ct, Miami, FL 33161
Ph.305.965-4610 Fax.786-953-8719
DLD ELECTRICAL CONTRACTOR
Electrical Contractor State # EC13013062
Dedication-Loyalty-Diligence
It is our commitment to you.

PROPOSAL **CHANGE ORDER # 21** **2502-01**

Date: November 6, 2026
To: John Bell Construction
Project: Golden Beach Wellness Center
Address: 1 Golden Beach Drive, Golden Beach, FL 33160

This Change Order covers the installation of a dedicated circuit for the elevator smoke detector, which was required to complete the elevator recall and fire alarm interface at the Golden Beach Wellness Center. The dedicated power supply for this device was not shown on the electrical drawings and was not included in the original contract scope, thereby warranting a Change Order.

Description of Work

DLD Electrical Contractor installed a new dedicated circuit from Panel NP to the Siemens enclosure serving the elevator smoke detector. The circuit was routed in EMT conduit along the wall, as shown in the photos below. This work was not included in the original contract scope, thereby warranting a Change Order.



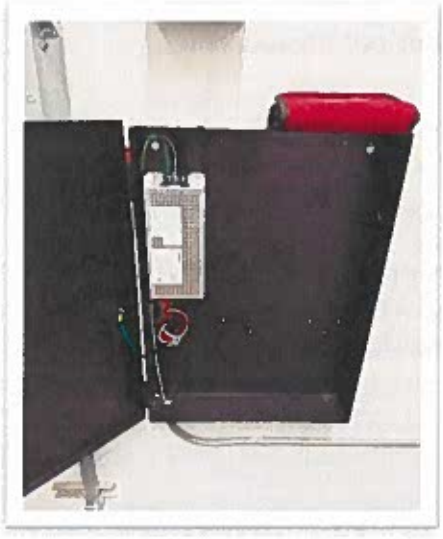


EXHIBIT B

Scope of Work.

- Furnish and install one (1) dedicated circuit for elevator smoke detection system power supply.

LABOR AND MATERIAL----------$300.00

This Proposal specifically includes:

- U.L. rated material and labor installed in accordance with the N.E.C. & N.F.P.A

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

LABOR AND MATERIAL----------$300.00
TOTAL----------$300.00

Payments to be made as
This price does not include payment of the permit.

- Work to be performed during/after normal business hours
-Fire stopping, sealing of walls, floor or roof penetrations, patch and painting by others.
-Any request for work not specified in this scope and with considerable price will represent a change order.

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and hereby accepted.
You are authorized to do the work as specified above.
Payments to be made as follows: **- Progressive Payment.**

Authorized Signature **Date**

Print Name

Respectfully submitted by:

Alexander B. Lopez
Owner
DLD-Electrical Contractor LLC
305-965-4610
A.lopez@dldelectricalcontractor.com

Fire Rescue



Select

Portal Links
MDFR On Portal
Miami-Dade Portal

Main Functions
Search Permit
Exit Web
Back To Route
Reorder Inspections
Today's Route
Others Route
Route by Inspector
View Comments
Inspections not Updated
New Inspection
Multiple Insp Entry
Inspection Info

Statistics
Begin of Day Stats
End of Day Stats
Todays Statistics

Print View

Inspection Result Comments

Wednesday, October 28, 2026

Permit Number: 2026048628

Date:	Inspector:	Type:	Status:
10/28/2026	Byron Kappes (E153438)	209 - FIRE FINAL	3 - REJECTED NOT TO CODE

2026048628

Golden Beach Wellness
1 GOLDEN BEACH DR
Golden Beach

Fire alarm final not approved

1. Tested the elevator recall devices in the elevator lobby for the 1st and 2nd floor. Both okay.

2. Verified all tampers and flows. All okay.

3. Generator signals verified by Lt Andrews who was on site performing the generator 13 points.

4. Pending:

1. Spot detectors are not allowed in the top of shaft if not serviceable from the outside or an access panel. Provide an air sampling detector. This shall be installed outside the elevator with piping in the shaft.

2. Revise plans to show the tampers and flows highlighted and marked on plans.

3. Revise plans to show the generator signals.

4. No other testing done.

10/28/26
Lt B. Kappes

Date:	Inspector:	Type:	Status:

JOHN BELL CONSTRUCTION

POTENTIAL CHANGE ORDER

OWNER	■
ARCHITECT	■
CONTRACTOR	■
FIELD	–
OTHER	–

AIA DOCUMENT G701

PROJECT:	Golden Beach Wellness Center 1 Golden Beach Drive Golden Beach, FL 33160	**PCO #:** **DATE:**	078 Additional D Curb 10/9/2026
		NTP #02:	7/14/2025
		Original Substantial Completion Date:	7/24/2026
CONTRACTOR:	John Bell Construction 4000 SW 60th Court Miami, FL 33155	**CONTRACT FOR:**	Golden Beach Wellness Center 1 Golden Beach Drive Golden Beach, FL 33160

Not valid until signed by the Owner, Architect and Contractor.

The original Contract Sum was			$ 5,272,660.94
The Costs Associated with this Change Order are:			$ 8,350.00
1 Additional D Curb 200 LF (See Exhibit A)		$ 8,350.00	
Insurance (GL & Workers Comp)	1.0%		$ 83.50
Standard Overhead & Management Fee	14.0%		$ 1,169.00
Bond Cost	2.0%		$ 167.00
The Contract Sum will be increased by this Change Order in the amount of			$ 9,769.50
This change order will increase Substantial Completion by			5 days

NOTE: This summary does not reflect changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Construction Change Directive.

Eric Dempsey	John Bell Construcion, Inc	Town of Golden Beach
ARCHITECT	CONTRACTOR	CONTRACTED
700 S. Rosemary Ave, Suite 401, West Palm Beach, FL 33401	4000 SW 60th Court, Miami FL 33155	100 Ocean Blvd, Golden Beach, FL 33160
Address	ADDRESS	ADDRESS
	Jay Castellanos	
BY	BY	BY
SIGNATURE	SIGNATURE	SIGNATURE
	10/9/2026	
DATE	DATE	DATE

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G701-1987

JOHN BELL
CONSTRUCTION

GOLDEN BEACH WELLNESS CENTER

PCO #078 Additional D Curb

This change order covers the installation of additional D curb as recommended by Sean. The scope includes the labor and materials required for preparation, forming, concrete placement, and finishing of the additional curb beyond the original contract scope.

CHANGE ORDER EXHIBIT A

Lumix Construction Corp
3401 NW 82nd Ave, Ste 101D, Doral, FL 33122

AIA DOCUMENT G701

OWNER ☐
ARCHITECT ☐
CONTRACTOR ☐
FIELD ☐
OTHER ☐

PROJECT: Town of Golden Beach Wellness Center

CHANGE ORDER NUMBER: 008
DATE: 10/8/2026
ARCHITECT'S PROJECT NO.:
CONTRACT DATE:
CONTRACT FOR: Civil Construction

TO CONTRACTOR: John Bell Construction
4000 SW 60th Ct, Miami, FL 33155

The Contract is changed as follows:

Additional 200 LF of D Curb (Preparation and pouring)	8,350.00
TOTAL	***$8,350.00***

APPROVED: _____
Construction Management

Not valid until signed by the Owner, Architect OR Contractor.

Lumix Construction Corp		
SUBCONTRACTOR	CONTRACTOR	OWNER
BY MB	BY	BY
DATE 10/8/2026	DATE	DATE

jay@johnbellconstruction.com

From: Alexander Diaz <AlexanderDiaz@goldenbeach.us>
Sent: Tuesday, October 6, 2026 3:35 PM
To: Sean Compel
Cc: Lissett Rovira; Jay Castellanos; Oscar Morejon; Carlos Somoza
Subject: RE: Possible Curb Behind Sidewalk

I agree, cleaner look and less maintenance. Have Jay price and install.

Alexander Diaz, ICMA-CM, MPA
Town Manager
Town of Golden Beach
Civic Center @
100 Ocean Boulevard; Golden Beach, FL 33160

Main Office: 305.932.0744 Mobile: 786-236-4211
Facsimile: 305.932.1598 www.goldenbeach.us

"A Town of Excellence"- The Town of Golden Beach is a public entity subject to Chapter 119 of the Florida Statutes concerning public records. E-mail messages are covered under such laws and thus subject to disclosure.

From: Sean Compel <scompel@compelingsolutions.com>
Sent: Tuesday, October 6, 2026 2:12 PM
To: Alexander Diaz <AlexanderDiaz@goldenbeach.us>
Cc: Lissett Rovira <LRovira@goldenbeach.us>
Subject: Possible Curb Behind Sidewalk

Mr. Manager,

From my inspection today, these two areas in the photo would greatly benefit from a D curb at the back of the sidewalk. This would help contain the Green areas and prevent constant wash out of dirt and mulch. This would be an addition to John Bell, but to avoid constant maintenance I would recommend it. Please let me know your thoughts. Thank you.





TOWN OF GOLDEN BEACH

100 Ocean Blvd.
Golden Beach, FL 33160

M E M O R A N D U M

Date: November 17, 2026

Item Number: 7

To: Honorable Mayor Glenn Singer &
Town Council Members

From: Alexander Diaz,
Town Manager

Subject: **Resolution No. 3110.26 – Authorizing the Town Manager to Negotiate a Contract to Perform a Townwide Stormwater System Clean-out**

Recommendation:

It is recommended that the Town Council adopt the attached Resolution No. 3110.26 as presented.

Background:

The Town installed its stormwater system more than 18 years ago. A comprehensive townwide clean-out has not been performed since installation. The proposed work covers 287 drainage structures, including catch basins, inlets, manholes and yard drains, as well as associated piping, five pump stations and all Town-maintained stormwater outfalls. Cleaning the system helps restore drainage capacity and reduce localized flooding. Cleaning wet wells and inspecting and testing pumps helps keep the stations reliable during heavy rainfall.

Staff has been working with City Sewers, Southeast Engineering, and Shenandoah to obtain proposals based on the same scope of work. Estimates are coming in at approximately $70,000.

Fiscal Impact:

Based on the scope of work, the project shall not exceed $70,000.00 and will come from the storm water fund 410.

TOWN OF GOLDEN BEACH, FLORIDA

RESOLUTION NO. 3110.26

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF GOLDEN BEACH, FLORIDA, AUTHORIZING THE TOWN MANAGER TO NEGOTIATE AND SELECT A QUALIFIED CONTRACTOR AND EXECUTE AN AGREEMENT WITH THE MAYOR'S APPROVAL FOR TOWNWIDE STORMWATER SYSTEM CLEANING AND PUMP STATION MAINTENANCE; AUTHORIZING EXPENDITURES NOT TO EXCEED $70,000 FROM THE STORMWATER FUND; PROVIDING FOR A WAIVER OF COMPETITIVE BIDDING; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town installed its stormwater system more than 18 years ago, and a comprehensive townwide clean-out has not been performed since installation; and

WHEREAS, the proposed work covers 287 drainage structures, including catch basins, inlets, manholes and yard drains, as well as five pump stations and all Town-maintained stormwater outfalls; and

WHEREAS, removing sediment and debris from drainage structures, connected piping, wet wells and outfalls restores flow capacity, reduces the risk of localized flooding, limits the discharge of accumulated pollutants, and supports the Town's municipal separate storm sewer system (MS4) obligations; and

WHEREAS, cleaning pump station wet wells and inspecting and testing pumps helps identify operating deficiencies, reduces the risk of failure, and improves reliability during heavy rainfall; and

WHEREAS, the Town has been working with three qualified firms to obtain proposals based on the same scope of work, and estimates are coming in at approximately $70,000; and

WHEREAS, the Town Council finds that proceeding promptly with the overdue clean-out through negotiations based on a common scope serves the public interest and that formal competitive bidding is impractical given the need to address the overdue maintenance promptly.

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

Section 1. Recitals. The foregoing recitals are hereby adopted and incorporated into this Resolution.

Section 2. Waiver of Competitive Bidding Based on the findings above, the Town Council waives formal competitive bidding for this procurement pursuant to Section 2-275 of the Town Code.

Section 3. Negotiation and Execution. The Mayor and Town Manager are authorized to negotiate with one of the three firms. The Town Manager is authorized to select a qualified contractor for the work described in this Resolution. With the Mayor's approval, the Town Manager may execute the agreement and authorize the work, subject to the Town Attorney's approval as to form and legal sufficiency and the expenditure limit in Section 5.

Section 4. Scope of Work. The agreement shall provide for cleaning 287 drainage structures and associated stormwater piping, cleaning wet wells and inspecting and testing pumps at five pump stations, and cleaning all Town-maintained

stormwater outfalls. The contractor shall document the locations serviced, the work completed, pump test results, and deficiencies observed.

Section 5. Funding. The Town Council authorizes expenditures from the Stormwater Fund in an aggregate amount not to exceed $70,000, inclusive of the base agreement and any necessary additional work within the scope of this Resolution approved in writing by the Town Manager.

Section 6. Implementation. The Town Manager is authorized to take all actions reasonably necessary to implement this Resolution.

Section 7. Effective Date. This Resolution takes effect 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 Kenneth Bernstein	___
Councilmember Bernard Einstein	___
Councilmember Judy Lusskin	___

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

_____
MAYOR GLENN SINGER

ATTEST:

_____
LISSETTE PEREZ
TOWN CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

_____

STEPHEN J. HELFMAN
TOWN ATTORNEY

SCALE: 1"=100'

INTRACOASTAL WATERWAY

TERRACINA AVE

SOUTH ISLAND DR

VERONA AVE

GOLDEN BEACH DR.

A1A (COLLINS AVE)

CONTROL/WEIR STRUCTURE

36" GRAVITY OUTFALL PIPE

30" FORCE MAIN OUTFALL PIPE

CONTROL/WEIR STRUCTURE

STORM WATER PUMP STATION

EXISTING STORMWATER CONVEYANCE SYSTEM

TOWN OF GOLDEN BEACH

SHEET 1 OF 3

\\cas-dept\Projects\Cities_Villages_Towns\Golden_Beach\08-1465-08_DRAINAGE\04-Exhibits\DRAINAGE-INVENTORY-MAP-2017.dwg, 11/4/2019 11:29:16 AM, mrodriguez, 1:2

SCALE: 1"=100'

INTRACOASTAL WATERWAY

SOUTH PARKWAY

NORTH PARKWAY

CENTER ISLAND DR

THE STRAND

30" GRAVITY OUTFALL PIPE

POLLUTION CONTROL BOX

30" GRAVITY OUTFALL PIPE

POLLUTION CONTROL BOX

24" FORCE MAIN OUTFALL PIPE

STORM WATER PUMP STATION

CONTROL/WEIR STRUCTURE

CONTROL/WEIR STRUCTURE

SOUTH PARK

NORTH PA

RAVENA AVE

PALERMO AVE

EXISTING STORMWATER CONVEYANCE SYSTEM

TOWN OF GOLDEN BEACH

SHEET 2 OF 3

\\cas-dept\Projects\Cities_Villages_Towns\Golden_Beach\08-1465-08_DRAINAGE\04-Exhibits\DRAINAGE-INVENTORY-MAP-2017.dwg, 11/4/2019 11:30:21 AM, mrodrigues, 1:2

SCALE: 1"=100'

INTRACOASTAL WATERWAY

NORTH ISLAND DR.

GOLDEN BEACH DR.

A1A (COLLINS AVE)

NAVONA AVE

MASSIN AVE

POLLUTION CONTROL BOX

STORM WATER PUMP STATION

24" FORCE MAIN OUTFALL PIPE

24" GRAVITY OUTFALL PIPE

36" GRAVITY OUTFALL PIPE

30" GRAVITY OUTFALL PIPE

30" GRAVITY OUTFALL PIPE TO SERVICE A-1-A (FDOT OPERATED)

GOVT. LOT 1

EXISTING STORMWATER CONVEYANCE SYSTEM

TOWN OF GOLDEN BEACH

SHEET 3 OF 3

\\cas-depot\Projects\Cities_Villages_Towns\Golden_Beach\OB-1466-GB_DRAINAGE\04-Exhibits\DRAINAGE-INVENTORY-MAP-2017.dwg, 11/4/2019 11:51:41 AM, mrodriguez, 1:2