

**Grand Panama Beach Resort  
Exterior Restoration 2026  
December 16, 2025  
Pre-Bid Meeting**

<b>NAME</b>	<b>TITLE</b>	<b>COMPANY &amp; ADDRESS</b>	<b>CELL NO.</b>	<b>EMAIL ADDRESS</b>
Gordon Porter	Senior Project Manager I	BECI 1732 County Highway 30A, Suite 103C Santa Rosa Beach, FL 32549	850-333-1537	<a href="mailto:gporter@be-ci.com">gporter@be-ci.com</a>
Lindsay Williams	CAM	FirstService Residential 11800 Front Beach Road Panama City Beach, FL 32407	850-585-7015	<a href="mailto:Lindsay.williams@fsresidential.com">Lindsay.williams@fsresidential.com</a>
Jay Evans	Estimator	C-Sharpe Co., LLC 181 Market Street Santa Rosa Beach, FL 32459	251-597-6248	<a href="mailto:jevans@csharpe.com">jevans@csharpe.com</a>
Jack Rampley	Business Development Manager	C-Sharpe Co., LLC 181 Market Street Santa Rosa Beach, FL 32459	251-484-9443	<a href="mailto:jrampley@csharpe.com">jrampley@csharpe.com</a>
Alex Kish	CEO	Seashore Construction, Inc. 1131 Mack Bayou Road, Ste H Santa Rosa Beach, FL 32459	850-543-7818	<a href="mailto:akish@seashoreco.com">akish@seashoreco.com</a>
Jennifer Burgett	Estimator	Seashore Construction, Inc. 1131 Mack Bayou Road, Ste H Santa Rosa Beach, FL 32459	850-240-9916	<a href="mailto:jburgett@seashoreco.com">jburgett@seashoreco.com</a>
Joseph Coleman	Project Manager	Southern Wall Systems II, LLC 178 N Geronimo St. Miramar Beach, FL 32550	850-401-4036	<a href="mailto:jcoleman@southernwall.com">jcoleman@southernwall.com</a>
Mark Romsey	Estimator	Southern Wall Systems II, LLC 178 N Geronimo St. Miramar Beach, FL 32550	850-499-0354	<a href="mailto:mromsey@southernwall.com">mromsey@southernwall.com</a>

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Larry LeBlanc	Business Development Manager	Valcourt Building Services of Florida, LC 516 Mountain Drive, Ste 103 Destin, FL 32541	850-737-0485	<a href="mailto:lleblanc@valcourt.net">lleblanc@valcourt.net</a>
Brad Coleman	Board President	Grand Panama Beach Resort 11800 Front Beach Road Panama City Beach, FL 32407	573-747-9822	<a href="mailto:gpboard@grandpanamacoa.com">gpboard@grandpanamacoa.com</a>
Gary Middleton	Owner	Grand Panama Beach Resort 11800 Front Beach Road Panama City Beach, FL 32407	850-566-1464	<a href="mailto:gmiddle@comcast.net">gmiddle@comcast.net</a>



**Grand Panama Beach Resort  
Column and Skybridge Restoration 2026  
Pre-Bid Meeting Minutes  
Tuesday, December 16, 2025**

**Attendees:**

**Company:**

Gordon Porter (GP)	BECI
Lindsay Williams (LW)	FirstService Residential
Jay Evans (JE)	C-Sharpe Company, LLC
Jack Rampley (JR)	C-Sharpe Company, LLC
Alex Kish (AK)	Seashore Construction, Inc.
Jennifer Burgett (JB)	Seashore Construction, Inc.
Joseph Coleman (JC)	Southern Wall Systems II, LLC
Mark Romsey (MR)	Southern Wall Systems II, LLC
Larry LeBlanc (LL)	Valcourt Building Services of Florida, LC
Brad Coleman (BC)	Grand Panama Beach Resort
Gary Middleton (GM)	Grand Panama Beach Resort

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The meeting commenced at approximately 10:30 a.m. on December 16, 2025, at Grand Panama Beach Resort.

GP started the meeting by discussing BECI's involvement in the project to date. GP stated that BECI was contracted to develop the column and skybridge restoration project documents. GP stated BECI's involvement in the project also includes performing Pre-Construction, Contract Administration, and Post-Construction services throughout the duration of the project.

GP reviewed Section 00100 - Instructions to Bidders. GP stated that any alteration of the Bid Proposal Form will be grounds for rejection of the submitted bid. GP stated that a bid bond would not be required for the project; however, a Payment and Performance Bond must be quoted for the Owner's consideration. GP stated that bids are to be emailed to Lindsay Williams ([lindsay.williams@fsresidential.com](mailto:lindsay.williams@fsresidential.com)), and simultaneously emailed to Gordon Porter ([gporter@be-ci.com](mailto:gporter@be-ci.com)), Chase McInnis ([cmcinnis@be-ci.com](mailto:cmcinnis@be-ci.com)), and the BECI Administrative Team ([admin@be-ci.com](mailto:admin@be-ci.com)).

GP stated that the Contractor shall include notarized certification that the Contractor has bonding capacity for the full Contract amount. GP stated that the certification should attest that the bonding company is currently licensed to provide the required bond instruments in the State of Florida and the bonding company shall have a current rating of A:VI or better.

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GP stated that bids may be withdrawn on personal, written, or telegraphic requests received from Bidders prior to opening time. GP stated that modifications in writing for Bids already submitted will be considered if received prior to opening time but will not be considered after.

GP stated that the Owner reserves the right to reject any and all Bids and to waive any and all technical defects in the execution, and information in, the submission of any bid. GP stated that the successful bidder will be required to sign a Contract provided by the Owner. GP stated that the form of agreement shall be AIA Document A101 "Standard Form of Agreement Between Owner and Contractor Where the Basis of Payment is a Stipulated Sum," 2017 edition. GP stated that the selected Bidder shall, within seven (7) consecutive calendar days thereafter, shall submit a statement of items of work performed by the Bidder's own forces, and by Bidder's Subcontractors, a list of Subcontractors' names, and a preliminary bar chart schedule outlining critical milestone dates.

GP stated that the bid price and other prices, as indicated in this bid, shall include the total price for overhead and profit, labor, equipment, all taxes, insurance, permits, and incidentals required to perform the work.

GP stated that the bid due date is set for January 15, 2026, at 10:00 AM CST. GP also stated that any questions regarding the bidding documents shall be submitted in writing to Gordon Porter ([gporter@be-ci.com](mailto:gporter@be-ci.com)), and copied to the BECI Design Department ([design@be-ci.com](mailto:design@be-ci.com)). GP stated once bids are received, the bids shall be held firm for 60 days.

GP stated that the bidder is responsible for becoming familiar with the site conditions and reviewing the Bid Documents. GP stated that each Bidder, Bidder's proposed Subcontractors, Sub-Subcontractors, and lower tiers of Sub-Subcontractors shall be properly licensed under local municipal laws governing each respective trade. GP stated that the Contractor is responsible for all insurance with BECI and Grand Panama Beach Resort Condominium listed as additional insured.

GP stated Contractor must provide all necessary insurance including Florida Workman's Compensation and general liability insurance, permits, licenses, bonds and payments. GP stated the Contractor must provide all safety barriers and enforce all OSHA rules concerning construction and project safety. GP stated the Contractor must provide all tools and equipment (i.e. cranes, material hoist and scaffolding) required to properly perform the work. GP also stated the Contractor must protect surrounding areas and existing areas within the property not included in construction along with daily cleanup of all debris.

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GP stated Contractors are responsible for surveying all surrounding work areas and reporting any pre-existing damage to the Owner in writing prior to commencing work. GP stated Contractors must provide all selective demolition as outlined in Section 01732 of the Technical Specifications. GP stated that the Contractor shall be responsible for providing a weather tight seal at all openings at the end of each workday, as well as during all inclement weather, without exception. GP stated any damage caused as a result of the Contractor's failure to seal the openings shall be corrected to their original condition by the Contractor at no additional charge to the owner.

GP stated the Contractor shall be responsible for using reasonable efforts to protect the existing landscaping. GP stated where landscaping interferes with the Work of the Contract, the Contractor shall notify the Owner before commencing work. GP stated the Owner shall be responsible for having landscaping trimmed and removed as necessary to perform the scope of work. GP stated Owner's approval is required prior to removing any existing landscaping.

GP stated the Contractor shall prepare a completed mockup sample that clearly demonstrates the materials, workmanship, and methods to be used on the project. GP stated requirements for individual work results are specified in their respective Specification Sections. GP stated that the Contractor shall submit mockups to the Engineer for review. GP stated that no on-site work shall commence until the Engineer provides written approval of the mockup. GP stated that any work performed prior to obtaining the Engineer's written approval shall be deemed noncompliant and subject to removal, rework, or replacement at the Contractor's expense. GP stated that if the Engineer determines that the mockup does not meet the project requirements, the Contractor shall revise and resubmit the mockup in accordance with the Engineer's written instructions. GP stated that all costs associated with the initial mockup, any required revisions, and resubmission shall be borne solely by the Contractor.

GP stated the Contractor shall be responsible for the protection of property, including all areas on-site, during the course of work. GP stated all damage caused by the Contractor shall be repaired by the Contractor, at their expense, to its original condition to the complete satisfaction of the Engineer and Owner. GP stated the Contractor shall be responsible for, at no additional cost to the Owner, the Contractor shall restore any damage to sod, shrubs, or pavement caused by the Contractor.

GP provided a breakdown of the Scope of work in the Base Bid pertaining to the column restoration at Grand Panama Beach Resort. GP stated the column restoration project shall include the following: removal of existing stucco cladding and sheathing down to the existing light gauge metal framing at the columns of Stacks 01 and 09 private balconies at

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Tower 01 and Stacks 07 and 08 at Tower 02; removal and replacement of corroded light gauge metal framing to match the existing configuration at the columns of Stack 01 and Stack 09 private balconies at Tower 01 and Stacks 07 and 08 at Tower 02; installation of new glass-faced exterior-grade gypsum sheathing at the columns of Stack 01 and Stack 09 private balconies at Tower 01 and Stacks 07 and 08 at Tower 02; application of new fluid-applied weather resistive barrier (WRB) over new sheathing at the columns of Stack 01 and Stack 09 private balconies at Tower 01 and Stacks 07 and 08 at Tower 02; installation of new drainable EIFS cladding with high-impact reinforcing mesh at the columns of Stack 01 and Stack 09 private balconies at Tower 01 and Stacks 07 and 08 at Tower 02; and application of new acrylic coatings at vertical surfaces of the new clad columns.

GP provided a breakdown of the Scope of Work Item 2.1 pertaining to Tower 01 and 02 column restoration. GP stated the Contractor shall remove all existing stucco at the columns of Stack 01 and Stack 09 at the South Elevation private balconies at Tower 01 and Stacks 07 and 08 at Tower 02 down to the existing light gauge metal framing; survey the existing light gauge metal framing and report, in writing, any deterioration and/or corrosion to the Engineer; wire wheel all corrosion until bright steel is observed and shall treat with a corrosion inhibitor such as CorVerter MCI rust primer; remove and replace all deteriorated/corroded light gauge metal framing exhibiting section loss, as directed by the Engineer.

GP stated once all framing repairs have been completed at the Stack 01, 07, 08 and 09 columns Contractor shall install new 5/8" glass-faced exterior-grade gypsum sheathing, in accordance with Technical Specification Section 06160 and BECI's Drawings and Details. GP stated Contractor shall also apply new fluid-applied weather resistive barrier (WRB) at all columns, in accordance with Technical Specification Section 07270. GP stated Contractor shall ensure all board joints and fastener penetrations are properly treated, in accordance with the manufacturer's installation instructions, prior to installation of the new fluid-applied WRB.

GP stated once fluid-applied WRB has been allowed to adequately cure, Contractor shall install new EIFS cladding with high-impact reinforcing mesh at the columns, in accordance with Technical Specification Section 07240 and BECI's Drawings and Details. GP stated Contractor shall apply EIFS finish texture to match the existing aesthetic as closely as possible. GP stated texture shall be applied at a single column and shall serve as a mock-up for the duration of the project. GP stated that the color is to match the existing and shall be subject to Owner approval.

GP stated texture shall be subject to Owner approval. GP stated once all new drainable EIFS cladding has been installed at the columns, Contractor shall apply one (1) coat of primer, one (1) coat of high-build acrylic coating, and one (1) coat of self-cleaning acrylic coating

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over the new drainable EIFS finish, in accordance with Technical Specification Section 09910.

JE asked what the allowance would be for corrosion treatment. GP stated he would review and provide an answer following the meeting.

AK asked if the railings are going to be removed, and if so, what the intention is for reattachment. After reviewing the private balconies, it was determined that the railings would not require removal to perform the Work.

GP provided a breakdown of the Scope of Work Item 2. pertaining to the Skybridge restoration. GP stated that the Skybridge restoration shall include the following: preparation of the existing steel framing members and corrugated metal ceiling at the skybridge; application of high-performance marine-grade coating at all steel framing members, corrugated metal ceiling, and exterior corrugated steel overhead surfaces; removal of existing headwall flashings at the North and South ends of the skybridge roof; integration of existing roofing underlayment at the adjacent vertical surfaces; and installation of new pre-finished 0.32" aluminum headwall flashings.

GP stated at the parking garage immediately adjacent to the skybridge connections, Contractor shall also perform vertical partial depth concrete repairs, as required by the Engineer. GP stated Contractor shall square-cut the edge of repair areas to eliminate feather edges and provide a keyed area of the repair. GP stated where partial-depth patching is required, Contractor is required to take additional precautions to avoid breaking through or fracturing the concrete below the partial depth repair. GP stated Contractor is to use special care when removing unsound concrete from around reinforcing steel and embedded anchorages, to prevent the loss of bond in the remaining sound concrete. GP stated to reference Table 02 for allowances.

GP stated once all steel repairs have been completed, Contractor shall then apply one (1) coat of the Tenemec Series 90-97 Temec-Zinc primer, two (2) coats of Temec Series 66 Hi Build Epoxoline Intermediate Coat, and one (1) of Tnemec 1070 Fluoronar Finish Coating at all vertical and overhead steel surfaces at the interior and exterior of the skybridge, in accordance with the manufacturer's installation instructions. GP stated that color is to match the existing as closely as possible and is subject to Owner approval, prior to the application of coatings.

GP stated the Contractor shall also install appropriately sized closed-cell foam backer rod and sealant at all interior and exterior window perimeters. Sealant color shall match the new high-performance marine-grade coating color as closely as possible and shall be subject to

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Owner

approval.

GP stated at the skybridge roof, Contractor shall also remove the existing headwall flashings at the North and South ends of the skybridge down to the existing roofing underlayment and substrate at adjacent walls. GP stated Contractor shall install new high-temperature self-adhered underlayment over the existing underlayment and shall turn vertically at the headwall condition and shall shingle existing WRB over the newly installed high-temperature self-adhered underlayment.

GP stated once underlayment has been integrated, Contractor shall then install new pre-finished 0.32" aluminum headwall flashings to match the existing configuration, in accordance with Technical Specification Section 07620 and BECI's Drawings and Details. GP stated Contractor shall repair stucco cladding at the repair area to match the existing configuration and aesthetic as closely as possible.

AK asked if the intention is to shut the road down. GP stated whatever the project dictates. AK asked if the intention is to media blast. GP stated the manufacturer will likely recommend media blasting the existing material off, however preparation requirements will be dictated by the manufacturer's warranty requirements.

JC asked when the expected start date is. BC stated early to mid-August of 2026.

GP review progress schedule requirements for the project. GP stated a detailed schedule shall be submitted **within seven (7) days after award of the Contract**. GP stated the Contractor is to submit an updated schedule, as required by the Engineer. GP stated two-week "Look-Ahead" schedules will be required every two weeks once the project has begun to specifically schedule daily activities and deal with changes in the schedule from unforeseen conditions, weather, or other delays.

The group toured the project site, inclusive of two (2) private balconies at Tower 01.

GP opened the floor for questions. The group did not have any additional questions at the time of the meeting.

The meeting concluded at approximately 11:45 AM.

**This is not a word for word transcript of the meeting minutes and only the highlights were included. These meeting minutes will become part of the Contract Documents. If there are any objections to these minutes, submit in writing to BECI.**