



ProActive Maintenance Plan



VALCOURT
WATERPROOFING
& RESTORATION

DECEMBER 5, 2025

Prepared For
GRAND PANAMA

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EVERY SURFACE. EVERY STRUCTURE.

www.valcourt.net



We Are Valcourt Building Services

We're more than a service provider—we are a trusted, full-service partner for all your exterior building needs.

With over 35 years of industry experience, Valcourt Building Services is the industry's premier choice for waterproofing, façade maintenance & restoration, parking garage repair & maintenance, post tension repairs, balcony/ walkway repairs, railing systems, window/ sliding glass doors, entrance door replacement and safety systems.

\$370M

Worth of restoration and repair



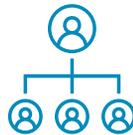
16K+

Sites serviced annually



2,300

Employees



2K+

Specialty tradesmen and technicians



22+

Local brands across the country



12

East Coast locations providing nationwide service



We're Part of The Valcourt Group

The Nation's Largest Exterior Maintenance Company

The Valcourt Group is the premier provider of commercial restoration, waterproofing, and window cleaning services in the United States. By partnering with the best companies in the industry, the Valcourt Group has evolved into one of the nation's largest exterior maintenance companies.

Our Waterproofing & Restoration Services



Concrete

Concrete strengthening including fiber reinforced plates and fabrics; beam repair; seismic upgrading; parking garage columns; crack prevention; and more...

Sealants & Caulking

Installation of sealants, caulking, and glazing to fill the gaps between building materials and prevent water and air from passing through.



Garages

Expansion joint repair and replacement; concrete R&R; carbon fiber structural wraps; structural steel R&R; post-tension cable repairs; and more...

Coatings

Façade coatings or water repellants for your building or parking garage including acrylic, latex, elastomeric, urethane, and silicone as well as siloxane and silane water repellents.



PLATINUM PLAN

SIRS validation review with board/third party engineer to include local market pricing.	\$2,500
Mock-ups for capital projects (limited to 10X area) material to be provided by HOA.	N/A
40 man-hours for preventative maintenance. Includes areas that can be reached with no access equipment. Access equipment install and dismantle per the T and M discount below.	\$4,000
8 hours of waterproofing maintenance and repair training with maintenance team by certified Valcourt Supervisor. To include needed material.	\$1000
Reserve study review with board and validation with local market pricing.	\$1,500
Accompany third party engineers with a visual inspection once a year and assist with preventive maintenance budgets.	\$1,250
Facilitate color renderings with local vendors.	N/A
Attend one board meeting pre calendar year.	\$250
Assist third parties on estimating budgets for capital projects.	\$500
Assist design team on roof anchor placement for practical applications.	N/A
Provide 25% discount for T&M when assisting third party for testing (\$500 per day of use in discounts).	\$500
Provide OSHA compliant working and walking inspection of roof areas.	N/A

Total Value (includes T&M discounts) **\$11,500**

Membership Savings **\$7,500**

TOTAL COST AFTER MEMBERSHIP PER TOWER: **\$4,000**

ProActive Maintenance Plan Service Agreement

THIS ProActive Maintenance Agreement (“Agreement”) is made and entered into this 7th April, 2025 (“Effective Date”) between Valcourt Exterior Building Services of Florida, LC (“VALCOURT”) and Maravilla (“Owner/Manager”). VALCOURT and Owner/Manager are also referred to as “party” and collectively as the “parties”. Subject to and in consideration of the mutual promises, conditions, and agreements contained herein, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

A yearly fee will of **\$8000** will be due within 30 days of executing this agreement. Scope and obligations under this agreement can be found in the proposal titled ProActive Maintenance Plan Proposal date the 7th of April, 2025.

Your acceptance of this proposal and these terms will constitute a contract between us and you, and this contract is our entire agreement, superseding all prior written or oral representations. Your acceptance of our services constitutes your agreement that these terms shall supersede any conflicting terms in any other document notwithstanding any provision of any document purporting to supersede or cancel these terms. You acknowledge and agree that Valcourt Building Services of Florida, L.C. would not have undertaken to perform any services unless these terms superseded all other terms of any other document. This contract may be cancelled by either party upon thirty (30) days written notice of cancellation. This contract shall be for an initial period of one year and will renew annually for up to 2 additional years, unless either party cancels this contract by giving thirty days written notice before any expiration date. This proposal shall be considered as withdrawn if not accepted within 30 days.

For the prices quoted above we will furnish all labor and material necessary to perform the work in a workman-like manner according to standard practices. We disclaim all warranties, oral or written, expressed or implied. Contractor reserves the decision whether to perform work on any day based on weather conditions. Any work orders will need to be fully executed prior to the work being performed. You shall have a duty to cooperate with us and/or our Third-Party Administrator or insurance carrier in the investigation of any damages or claims alleged to arise from our services. You, and we, waive claims against each other for indirect or consequential damages.

Insurance

- a. At all times during the term of this Agreement, VALCOURT shall, at it’s own expense, maintain with an insurance company or companies authorized to do business in the state where the work is to be performed, or through a funded or state approved self-insurance program, Workers Compensation, Commercial General Liability, Automobile and Excess Liability insurance coverage. VALCOURT’s initial compliance with this requirement shall be evidenced by the Certificate of Insurance issued by VALCOURT’s insurers to Owner/Manager.
- b. The above-required insurance shall be maintained by VALCOURT during the term of this Contract, and shall not be canceled, altered, or amended by VALCOURT without thirty (30) days advance written notice to Owner/Manager. VALCOURT agrees to have its insurance carrier furnish Owner/Manager a certificate or certificates evidencing insurance coverage in accordance with the requirements of this Agreement.

Terms: Net due 30 days. You agree to pay all costs of collection, attorneys’ fees, expenses, and court costs arising from our efforts to collect payment, as well as interest on the over 30 days outstanding balance of 1.5% per month.

Signature

Date



VALCOURT
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Territory Manager

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