

Sent by Travis Bell on Nov 17, 2025

Sent



Bel-Mac Roofing Inc

122-3 Bishop Tolbert Rd • Santa Rosa Beach, FL 32459-4010 • Phone: 850-267-0900

Grand Panama Beach Resort
Cell: +18506910984

Job Address:
11807 Front Beach Road
Panama City Beach, FL 32407

Print Date: 12-8-2025

Proposal for SR Repair - Grand Panama Beach Resort - Unit 2101

Scope of Work: TIME AND MATERIAL

Low Sloped Roof Approx 11'x11'

1. Set up and Travel
2. Remove the existing low sloped roof system and all associated flashings and cap metal down to the decking and discard
3. Remove the metal panels above the low sloped roof and set aside to be reinstalled
4. Inspect the decking for any corrosion or rot and treat and replace where needed.
5. Provide and install new insulation to match the existing mechanically fastened to the deck.
6. Provide and install a new 60 Mil TPO single ply membrane roof system mechanically attached per manufacturer's specifications
7. Fabricate and install new white aluminum 040 coping cap to replace the existing cap metal

8. Fabricate and install a new thru wall scupper to replace the existing scupper
9. Provide and install new Peel N Stick Membrane to the decking under the standing seam panels and then re install the panels
10. Remove all work related debris from the job site

Repairs will be charged on a time and material basis as follows:

Foreman: \$118 per hour

Journeyman: \$108 per hour

Materials = Material Cost + 25% overhead + 15% profit

Equipment Rental = Equipment Cost + 25% overhead

Trip Charge: \$450 Charged one time per job

Not to Exceed: \$12,000

Conditions and Exclusions

1. The above price is based on the ability for Bel-Mac to schedule the work during Bel-Mac's normal working hours (Monday - Friday, 7:00am - 5:00pm) at a date determined by Bel-Mac. Any specific scheduling requests will be subject to additional fees (not less than \$150). If Bel-Mac is, for any reason outside Bel-Mac's control, caused to be rescheduled, a rescheduling fee of not less than \$150 will apply plus any actual costs incurred and 5%.
2. Both parties understand the above scope of work is a roof repair and acknowledge that additional work may be required if other conditions are found during performance of the work. In this event, Bel-Mac will notify the owner of additional work needed and provide the owner with an estimated cost to perform that work for the owner's decision. Some unforeseen conditions may be time sensitive and repairs may need to be made immediately without waiting for approval to keep the roof watertight and the repairs on track. On these occasions, Bel-Mac will complete the necessary repairs on a Time and Material Basis (up to \$750).
3. If the owner, or owners representative request additional work onsite verbally to the Bel-Mac technicians that is outside the original scope of work, Bel-Mac will perform such work if feasible and the additional work will be charged on a Time and Material Basis.
4. Any refundable amounts (such as deposits required by Owner Associations) that Bel-Mac pays for, Bel-Mac has the right to add this deposit to the price of the contract. when deposit is refunded by Owner Association, Customer will be refunded by Bel-Mac.

5. Owners/Management Companies are responsible for getting any Association approvals, provide Rules and Regulations, etc. upon contract signing/approval.
6. Anything not specifically listed in the scope of work section above is excluded.
7. **Final payment is due upon substantial completion of the job.** Payment is not contingent upon the Owner's receipt of funds from another person such as a lender or insurance company. The maximum amount of interest allowed under Florida Law (or, if less, 18%) applies to any overdue balance, but interest is waived if payment is received within 7 days of completion of the work. Bel-Mac may require security for payment in the form of a deposit or a credit card charged for a percentage of the contract price or estimated contract price. Bel-Mac may, upon substantial completion of the project, charge the credit card and/or apply the deposit to the balance. All amounts due herein, including but not limited to fees, costs and interest are subject to contractor's lien rights. Substantial Completion occurs when the work passes all required government inspections.
8. All terms herein and work are to be construed and completed in accordance with standard industry practices. Particularly with repair work, Bel-Mac may substitute with reasonably equivalent materials and/or make adjustments particularly with repair work. It is not reasonably possible for all construction work to be perfectly built in every aspect and thus all workmanship and materials are subject to commonly accepted tolerances and standards in the construction and substantial completion. These include for issues such as dimensions, leveling, cosmetic variances, textures, colors/shades, and model or item. Bel-Mac may, at its discretion, substitute reasonably equivalent materials of like kind or quality.
9. Bel-Mac warrants its work (see warranty below). If the Owner requests alteration or deviation from the agreed upon specifications, then Bel-Mac may require a written change order. Any changes and/or pricing of changes in the scope are subject to a change order fee of not less than \$150 plus any time and materials.
10. The price may be subject to increases caused by circumstances beyond our control such as strikes, accidents or other events that cause delays or price increases.
11. Owner is responsible to have property insurance for perils such as fire, storms and damage to owner's property and, to the extent covered by owner's insurance, such insurance shall be primary and non-contributory to or from contractor's insurance and owner shall look first to its insurance for such events. Both parties waive rights of subrogation against the other. To the extent necessary or useful and applicable, Owner is named as an additional insured on contractor's and its subcontractors' (if any) insurance. Contractor provides Workmen's Compensation Insurance.

12. Both parties shall provide written notice with reasonable specificity of any alleged breach of this contract identifying the results necessary to cure that alleged default. The other party shall have 3 business days to respond and commence curing such alleged breach except breach based on non-payment shall be cured in not less than 5 business days. Bel-Mac may suspend performance for any breach not cured within 7 days and may terminate the contract for any breach not cured within 15 days reserving all rights and remedies.
13. All Claims, disputes, controversies or issues of any kind related to or arising from this agreement or the work shall be decided in private arbitration. Mediation conducted pursuant to Florida law is a condition precedent to arbitration. Arbitrator(s) shall have authority to decide any and all issues including, but not limited to, arbitrability of claims and entitlement and amount of attorney's fees and costs. Without limitation as to the breadth of the scope of arbitration as the method of dispute resolution just stated above, to the extent that resort to any court of law is necessary, the sole and exclusive venue and forum for such action shall be solely the courts of the State of Walton County, Florida and not the courts of the United States. Jury trial is waived. The prevailing party in any dispute shall be entitled to recover from the non-prevailing party its reasonable attorneys' fees and costs incurred in connection with such proceedings (whether incurred before or during the proceedings or in conjunction with any bankruptcy or appellate proceedings). This arbitration agreement involves and concerns interstate commerce and is governed by the provisions of the Federal Arbitration Act (9 U.S.C. §§ 1-16). Arbitration or mediation are initiated by sending a request for such via email and overnight or certified mail to the other party to the addresses identified herein and/or to the email address commonly used during the Project; the receiving party shall have 30 days from the initial transmission to respond. If the other party fails to respond, the requesting party may proceed to seek relief in arbitration and will, upon its selection of the arbitrator, send via email and overnight or certified mail notice of the name and address of the appointed arbitrator.
14. Neither party shall make or post disparaging information about the other on social media or other media forms and such can be enjoined by an order issued by an arbitrator without bond or showing of irreparable harm, malice or falsity.
15. Acceptance of Proposal. The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. Once contract is signed by Owner or accepted via email, it is a bound agreement. Owner or Contractor may cancel this agreement and contractor will be paid for all Time and Materials (such as for preordered materials) plus 25% or, if a fixed price contract, all work performed plus 25%. Contractor will obtain, if necessary, any permits from the applicable government building authority, and Owners are responsible for obtaining all other permissions for the work from all owners' associations or any other persons. If work is suspended or terminated, Owner will pay for all work performed plus 25%. Any extra remobilization or demobilizations will be charged on a Time and

Materials basis plus 25%. This proposal is void after 30 days and may be withdrawn at any time.

This contract may be signed or affirmed by an electronic signature or affirmation consistent with **Florida's Uniform Electronic Transactions Act, Fla. Stat. Chapter 668.**



BEL-MAC'S WARRANTY

Bel-Mac Roofing, Inc. ("Bel-Mac" or "Warrantor") warrants that for one year from the Warranty Commencement Date it will repair that portion of its Work that does not function as intended and in accordance with its purpose.

1. This Warranty does not become effective unless WARRANTOR is paid in full for its Work and applies only to work performed by WARRANTOR. The Warranty commences upon substantial completion of the work or the date of issuance of the final invoice. "Warranty Commencement Date".
2. To the maximum extent provided by law, this Warranty does not extend to any person except the Warranty Owner and is not transferable unless expressly agreed to in writing by WARRANTOR.
3. This Warranty does not apply to: consumables, items subject to normal wear and tear or that require periodic assessment, maintenance or replacement, malfunction from water intrusion or debris, accident, intent to damage, misuse, abuse, vandalism, improper, neglected or omitted maintenance, neglect, adjustments, modifications, alterations, movement or transport, building settling, failure of other building components or systems, overloading, power surges, electrical malfunction, failure to follow operating instructions, acts of God, failures or malfunction in a supplier/manufacturer's materials, equipment/parts; damage to other property or work, shipping/freight charges or damage, delays or interruptions.

4. WARRANTOR disclaims liability for any personal injury, property damage and all indirect or consequential damages that may result from its Work or materials.
5. This warranty does not apply to defects in materials or equipment supplied by Warrantor or to any economic damages, expenses, or losses, including those that are incidental or consequential, which may include, but are not limited to, lost profits or lost rent. Warrantor's liability in all circumstances is limited to its obligations as stated in this warranty.
6. Unless performed to address imminent emergency conditions that threaten real and immediate substantial damage to property or people, any repairs, modifications, changes, or adjustments to Warrantor's Work by others voids this Warranty in its entirety.
7. ***There are no warranties other than as stated in this document and there are no warranties of merchantability or fitness or implied warranties.*** Except for any warranties furnished by others such as equipment suppliers or manufacturers, this warranty supersedes any other warranties or obligations of Warrantor regarding the Project and controls of any ambiguity or conflict in any other contract documents.
8. As a condition precedent to maintaining a warranty claim and because prompt timely notice is important for assessment of the issue, Warrantor must be provided written notice of any requests for it to respond under this warranty no later than 7 days after any occurrence that may be covered by this warranty. WARRANTOR shall have 15 days from its receipt of any such notice to respond to the request. At its sole option, WARRANTOR may repair or replace any Work that is subject to this Warranty or refund a portion of amounts paid. Further, as a prerequisite and element of any warranty claim, Warranty Owner must show that any alleged breach of warranty occurred during the warranty period and that written notice of such breach was provided to WARRANTOR within 7 days of each such alleged breach. In the event that Bel-Mac does not cure or opts, in Bel-Mac's sole discretion, to not cure, Bel-Mac may satisfy its sole and complete obligations by payment to the Warranty Owner of an amount equal to the contract price. This payment is the exclusive remedy provided to the Warranty Owner. Bel-Mac shall have no other liability to the Warranty Owner whether in contract, warranty, tort or otherwise arising from or related to this Warranty, Bel-Mac's Work, or the Project. All causes of action pertaining to acts or failures to act or failure of Bel-Mac's work or products furnished by Bel-Mac to perform shall be deemed to have accrued and the applicable statutes of limitations shall commence to run not later than the Warranty Commencement Date.

If you have any questions on the proposal, please feel free to reach out to

Emily@Bel-MacRoofing.com or Tbell@Bel-MacRoofing.com

I confirm that my action here represents my electronic signature and is a binding agreement.

Signature:

Date:

Print Name:
