PROPOSAL FOR:

Jose Cuarta, NV5

Captiva Cay Homeowner's Association, Inc.
9343 Blind Pass Rd.
St. Pete Beach, FL 33706

Firm Foundations
Asphalt and Concrete, LLC
Creating Stability Under Your Feet

Statement of Satisfactory Evidence of Similar Work

Our team is fully equipped with the necessary organization, capital, equipment, and machinery to deliver quality results, as demonstrated by our recent projects.

Under-drain for Creative Contractors at Bay Car Ball Park

For Creative Contractors, we undertook a comprehensive project at Bay Car Ball Park, where we installed a trench drain and under drain system, complete with a clean out. This project required working in tight spaces, for which we utilized specialized equipment. Additionally, We upgraded concrete sidewalks, and driveways to facilitate flood gate installations for the facility. Finishing off the area with St Augustine sod made this project a Home- Run.

Valley Curb Replacement for Point Brittany

Point Brittany, a 50-acre condo association, entrusted Firm Foundations with the replacement of 35 large sections of failing valley curbing throughout their community. Our team meticulously executed the project, ensuring that all replacements met the highest standards of quality and durability, thereby enhancing the overall aesthetic and functionality of the community's infrastructure.

Full Site Renovation for CVS in Sanibel Island

Firm Foundations successfully completed a full site renovation for CVS in Sanibel Island. This included the construction of ADA-compliant sidewalks, ramps, and entrances. Along with the repairing of the lift station and full parking lot replacement.

Pipe Repair at Braeloch Village

At Braeloch Village, Firm Foundations was selected to repair a storm drain pipe that was showing signs of leaking in four different areas. Our team efficiently dug out the entire area, patched and sealed all issues, and replaced one throat and both catch basin tops in the pipe run. We concluded the project by backfilling and compacting the roadway using crushed concrete and asphalt, restoring the area to its original condition and ensuring long-term reliability.

These projects underscore our ability to deliver high-quality workmanship in a variety of settings. We are confident in our capacity to exceed the expectations of your proposal and look forward to the opportunity to work together.

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MOT & Safety Plan

Purpose

The purpose of this document is to outline the Supplemental Maintenance of Traffic (MOT) and Safety Plan specifically designed for internal private parking lot operations conducted by Firm Foundations Asphalt & Concrete LLC. This plan ensures the safe and efficient operation of maintenance activities while minimizing disruption to residents and maintaining safety for all involved.

Work Hours

- **Standard Operating Hours:** Work is scheduled from 9:00 AM to 5:00 PM on weekdays to align with typical business hours and reduce inconvenience to residents.
- **Exceptions:** Any work required outside these hours must receive prior approval from the Homeowners Association (HOA) to ensure community awareness and minimize any disruptions.

Traffic Control Measures

- **Cones and Barriers:** Traffic cones will be strategically placed at all work areas to clearly demarcate construction zones and along partially blocked drive lanes to direct traffic flow safely.
- **Minimal Public Impact:** All operations are designed to have no impact on public roadways or sidewalks, maintaining public access and safety.

Safety Protocols

- **Personal Protective Equipment (PPE):** All crew members are required to wear full PPE, including hardhats, high-visibility vests, and safety boots at all times to ensure personal safety and compliance with safety regulations.
- **Spotters:** Designated spotters will be present to guide and monitor truck movements, reducing the risk of accidents during vehicle operations.
- **Backup Alarms:** All vehicles will have operational backup alarms to alert nearby individuals of reversing movements, enhancing safety in congested areas.

End-of-Day Conditions

- **Equipment Staging:** Each day, all equipment will be securely staged in a designated area to prevent unauthorized access and potential hazards.

- Drive Lane Accessibility: A temporary road closure is anticipated during removal and replacement. See the road closure schedule below.
- **Site Cleanliness:** The worksite will be left in a clean and orderly condition at the end of each day to maintain site integrity and community aesthetics.

This plan is designed to maintain a safe, efficient, and minimally disruptive work environment, prioritizing the safety and satisfaction of both workers and community members.

Hurricane Preparedness, Safety and Recovery

The safety of residents, workers and the surrounding community will guide all storm preparations and recovery activities. Firm Foundations will coordinate with the Owner and NV5 to secure the work area, protect drainage paths and excavations, secure or relocate materials and equipment, and suspend operations when necessary. Applicable evacuation orders and access restrictions will be followed. Work will resume after access is authorized and site conditions have been evaluated for safe operations.

If a hurricane, tropical storm, or associated storm surge or flooding affects the project—or requires precautionary shutdown—Firm Foundations and the Owner will coordinate the necessary response.

Firm Foundations will provide prompt notice and obtain written agreement on the scope and pricing of nonemergency recovery work before proceeding. Immediate protective measures may be taken when necessary for safety or to prevent further damage, with notification as soon as practicable.

Firm Foundations remains responsible for reasonable precautions.

Road Closure Schedule

The anticipated road closure will run from Monday through Wednesday of the following week (approximately 1.5 weeks) to allow removal and replacement of the existing work. Road plates and road-closed signs will be used until this work is completed.

Firm Foundations will coordinate with the HOA before mobilization to confirm resident and emergency access around the work area. Plated crossings may be used when plates are installed and suitable for the intended vehicle traffic.

Utility Locating

Firm Foundations will call 811 before excavation begins.

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 4/27/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
WorkComp Solutions
26 Lake Wire Drive
Lakeland, FL 33815

www.workcompsolutionsfl.com

CONTACT NAME: Charity Bowe
PHONE (A/C, No, Ext): (863) 646-4642 **FAX (A/C, No):** (863) 646-3521
E-MAIL ADDRESS: charity.bowe@acentria.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Nationwide General Insurance Company	23760
INSURER B : Infinity Assurance Insurance Company	39497
INSURER C : Nationwide Mutual Insurance Company	23787
INSURER D : Bridgefield Casualty Insurance Company	10335
INSURER E :	
INSURER F :	

INSURED
Firm Foundation Asphalt & Concrete, LLC
10701 North Nebraska Avenue
Tampa FL 33612

COVERAGES **CERTIFICATE NUMBER:** 90342208 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	✓ **COMMERCIAL GENERAL LIABILITY** ☐ CLAIMS-MADE ✓ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ✓ POLICY ✓ PRO-JECT ☐ LOC ☐ OTHER:			ACP CG013202134172	1/1/2026	1/1/2027	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 100,000 $ 5,000 $ 1,000,000 $ 2,000,000 $ 2,000,000
B	**AUTOMOBILE LIABILITY** ☐ ANY AUTO ☐ OWNED AUTOS ONLY ✓ SCHEDULED AUTOS ✓ HIRED AUTOS ONLY ✓ NON-OWNED AUTOS ONLY			50013504501	1/1/2026	1/1/2027	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ $ $
C	✓ **UMBRELLA LIAB** ✓ OCCUR **EXCESS LIAB** ☐ CLAIMS-MADE ☐ DED ☐ RETENTION $			ACP CU013202134172	1/1/2026	1/1/2027	EACH OCCURRENCE AGGREGATE	$ 2,000,000 $ 2,000,000
D	**WORKERS COMPENSATION AND EMPLOYERS' LIABILITY** ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N: N **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		196-44951	1/1/2026	1/1/2027	✓ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

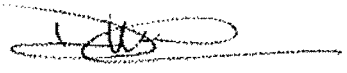
CERTIFICATE HOLDER

Captiva Cay Homeowner's Association, Inc.
9343 Blind Pass Rd.
St. Pete Beach FL 33706

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



Darrell J. Mills

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SECTION 00300
PROPOSAL / SCHEDULE OF BID ITEMS

SUBMITTED _____

Proposal by _____
(Name)

_____
(Address)

To furnish and deliver all materials and to do and perform all work in accordance with the Contract Documents attached hereto for:

To: Captiva Cay Homeowner's Association, Inc.
9343 Blind Pass Rd.
St. Pete Beach, FL 33706

Mailing Address:

2180 West SR 434 STE 5000
Longwood, FL 32779

Gentlemen:

The undersigned, as Bidder (herein used in the masculine singular, irrespective of actual gender and number), hereby declares that the only persons interested in this Proposal are named herein; that no other person has any interest in the proposal or in the Contract to which the Proposal pertains; that this Proposal is made without connections or arrangement with any other person, and that this Proposal is in every respect fair, in good faith, and without collusion or fraud. The Bidder also acknowledges that the following quantity figures are estimates, and are used only for bid comparison for determination of low Bidder. It is further understood that payment will be in accordance with actual quantities placed in the construction, unless the bid item is designated as lump sum (L.S.) in which the quantity shall be one.

The Bidder further declares that he has complied in every respect with all of the Instructions to Bidders, that he has read all Addenda issued prior to the opening of bids, and that he has satisfied himself fully relative to all matters and conditions with respect to the work in which this Proposal, Specifications, General Conditions and other Contract Documents pertain.

The Bidder proposes and agrees, if this Proposal is accepted, to execute all appropriate Contract Documents for the purpose of establishing a formal contractual relationship between himself and

the Owner, as defined herein, for the furnishing of all materials and the performance of all work to which this Proposal pertains.

The undersigned, as Bidder, further agrees to start work within ten (10) consecutive calendar days after Notice to Proceed from the Owner to begin the work, and to complete the Contract Documents within 60 calendar days following the Notice to Proceed.

The Bidder further agrees to execute a Contract and furnish a satisfactory Payment and Performance Bond, if required by Owner, and a two-year Maintenance Bond, based on 10% and 110%, respectively of the Contract Price, within ten (10) consecutive calendar days after Notice of Acceptance from the Owner. Should a bond be required, the Owner will pay the actual costs as substantiated by invoice, up to a maximum of **Three** percent of the amount bonded.

The Bidder further agrees to do any extra work not covered by the following schedule of prices which may be ordered by the Owner and Engineer and to accept as full compensation therefore such prices as my be agreed upon in writing by the Owner and the Contractor in accordance with the General Conditions.

SUBCONTRACTORS

The Bidder further proposes that, in the event that the Bidder is awarded the contract, the following subcontracting firms or business will be awarded subcontracts for the following portions of the work: (Attach additional copies of this sheet as necessary)

ITEM OF WORK:
JNL Land Management - Clearing, Grubbing, Grading, Pipe Work and Complete Site Cleanup

Firm Name

Street City State Zip

ITEM OF WORK:
Ranger Supply - Furnish and Install Replacement Silt Fence

Firm Name

Street City State Zip

ITEM OF WORK:
Land Precision Corporation - Layout Stakes, and asbuilts

Firm Name

Street City State Zip

ITEM OF WORK:
Specialty Paving - Asphalt Pavement Replacement

Firm Name

Street City State Zip

ITEM OF WORK:
National Concrete & Construction - MES, Sidewalk, Curbing, Flowable Fill, Catch-Basin Collars

Firm Name

Street City State Zip

ITEM OF WORK:
Test Lab Inc. - 3rd party testing

Firm Name

FL 34240

Street City State Zip

SURETY

In the event the Bidder is awarded a construction Contract on this Proposal, the Surety who will provide the Performance and Payment Bond, if required, and 2-year Maintenance Bond will be

Wagner Bonding and Insurance

_____, whose address is _____

_____

Street City State Zip

INFORMATION REQUIRED OF BIDDER:

GENERAL INFORMATION

The Bidder shall furnish the following information. Failure to comply with this requirement will render the Proposal informal and may cause its rejection. Additional sheets shall be attached as required.

1. Contractor's Telephone Number: 813- 853-6597

2. Contractor's License: Primary Classification: Certified Building Contractor

   Florida State License No.: CBC1267421

   Supplemental Classification held, if any: _____

3. Number of years as a Contractor in construction work of this type: 5

4. Name of person who inspected site of proposed work for your firm:

   Name: Arthur Wilmoth

   Date of Inspection: 9/22/26

5. Statement of qualifications as defined in "INSTRUCTIONS TO BIDDER:, Section 1.08.

SIGNATURE:

Arthur Wilmoth

(Name of Bidder)

(Signature of Officer)

CEO / President

(Title of Officer)

(Affix Corporate Seal, if applicable)

Corporation under the laws of the State of _____

Address: 10701 N Nebraska Ave

City: Tampa State: FL

The full names and resident addresses of persons and firms interested in the foregoing bid, as principals, are as follows:

Arthur Lee Wilmoth IV - Wesley Chapel, FL - Firm Foundations Asphalt & Concrete LLC - Tampa, FL

Name of the executive who will give personal attention to the work:

Arthur Lee Wilmoth IV - Wesley Chapel, FL - Firm Foundations Asphalt & Concrete LLC - Secondary

Joe Santerelli - Brooksville, FL - Firm Foundations Asphalt & Concrete LLC - Primary

SCHEDULE I — EARTHWORK, DEMO AND GENERAL CONDITIONS

DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL AMOUNT
Mobilization	LS	1	$5,307.42	$5,307.42
Layout Staking	LS	1	$6,462	$6,462
As-Built Plans (certified)	LS	1	$5,384	$5,384
Grading - Swales	SF	6600	$2.75	$18,150
Sod	SF	6925	$3.75	$25,968.75
Silt Fence	LF	300	$5.5	$1,650
Inlet/M.E.S. Protection	EA	13	$50	$650
Palm Tree Grinding	EA	24	$375	$9000
SUBTOTAL SCHEDULE I				$72,572.17

SCHEDULE II — ROAD CONSTRUCTION AND SITE CONCRETE

DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL AMOUNT
Ashalt Pavement Trench Cut (Min. 3 Ft)	SY	11	$166.41	$1,830.51
Concrete Sidewalk Removal	LF	25	$59.05	$1,476.25
Concrete Curb Cut (Joint to Joint)	EA	4	$295.24	$1,180.96
Asphalt Pavement Replacement	SY	11	$420	$4,620
Concrete sidewalk Replacement(4" thick 3,000 psi)	LF	25	$160	$4,000
Concrete Curb Replacement (Joint to Joint)	EA	4	$475	$1,900
M.O.T. Plan	LS	1	$600	$600
SUBTOTAL SCHEDULE II				$15,607.72

SCHEDULE III — STORM DRAINAGE

DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL AMOUNT
8" PVC Pipe	LF	196	$189.89	$37,218.44
10" PVC Pipe	LF	162	$231.85	$37,559.70
12" PVC Pipe	LF	96	$292.57	$28,086.72
12" Drain Basin w/ Grate	EA	11	$1,425	$15,675
Single Downspout Assembly	EA	7	$815	$5,705
Double Downspout Assembly	EA	5	$1,250	$6,250
8"x6" Tee	EA	4	$510	$2,040.00
8"x8" Tee	EA	5	$565	$2,825
10"x6" Tee	EA	3	$625	$1,875
8"x6" Sweep Tee	EA	5	$620	$3,100
8"x6" Reducer Fitting	EA	5	$299	$1,495
Concrete M.E.S.	EA	2	$1,900	$3,800
SUBTOTAL SCHEDULE III				$145,629.86

SUMMARY OF BID SCHEDULES

Schedule I	—	Earthwork	$72,572.17
Schedule II	—	Road Construction	$15,607.72
Schedule III	—	Storm Drainage	$145,629.86
Schedule IV	-	Rework and Temporary Access	$29,363.69
		TOTAL COST	$263,173.44

Alternative Bid
Alt Bid 1 (_____)
Alt Bid 2 (_____)
Alt Bid 3 (_____)
Alt Bid 4 (_____)

SCHEDULE IV - REWORK AND TEMPORARY ACCESS

Captiva Cay | Supplemental Bid Schedule

DESCRIPTION	UNIT	QTY.	UNIT PRICE	TOTAL AMOUNT
Flowable Fill Demolition, Removal, Hauling and Disposal	LS	1	$14,566.15	$14,566.15
Complete Jobsite Cleanup and Restart Preparation	LS	1	$5,249.23	$5,249.23
Onsite Loader with Forks for Steel Plate Handling	LS	1	$2,807.69	$2,807.69
Steel Plates for Driveway Trench Crossings	LS	1	$6,740.62	$6,740.62
SUBTOTAL SCHEDULE IV				$29,363.69

Scope Notes

Complete site cleanup and restart preparation includes landscaping cleanup, trench filling, removal of the old silt fencing, pregrading, and general cleanup required to restart the work.

JNL Land Management will perform the complete cleanup within the included price.

Existing removal work remains included in the rework scope under the applicable bid items. The four items above are additional to Schedules I, II and III.

Ranger Supply will furnish and install the new silt fence after JNL's initial cleanup and pregrading and before new drainage excavation begins. Firm Foundations will purchase and install inlet/M.E.S. protection and handle ongoing erosion-control maintenance.

A stub in the last drainage basin for future connections is included in the price.

Pipe bedding and bedding/backfill around drainage basins shall be #57 crushed stone, except where flowable fill is required by Sheet 6 and Addendum 1.

ADDENDUM NO. 1

Project:	**Captiva Cay Condominiums ; 2026-191-018**
Project No.	**1910126-0000013.00**
Date Issued:	**April 28, 2026**
Pre-Bid Meeting Date:	**April 22, 2026**

TO ALL BIDDERS:

This Addendum forms a part of the Contract Documents and modifies the original bidding documents as noted below. All bidders shall acknowledge receipt of this Addendum on the Bid Form.

1. PURPOSE

This Addendum is issued to clarify and record questions, answers and changes discussed during the Pre-Bid Meeting. Where conflicts exist, this Addendum shall govern.

2. QUESTIONS & ANSWERS

Q1. Who is responsible for the existing irrigation line repairs or relocation?

A1. The clients landscape contractor will be responsible for any and all irrigation line/heads repair or replacement. Prior notification for the shut down of the irrigation system is required.

Q2. Who will address the existing palm stumps adjacent to the pool deck?

A2. The contractor is responsible for the grinding of approximately 24 palm stumps to a depth that will accommodate the regrading of the area. The palm stumps are not to be removed.

Q3. Who will place the sod at the regraded areas?

A3. The contractor shall place sod as required to cover all exposed soil in the regraded areas to ensure no erosion and shall maintain the erosion control devices until such time that the site has been stabilized.

Q4. How much curb should be removed and replaced?

A4. The schedule of bid items identifies 16 LF of removal and replacement. The quantities will be adjusted to remove and replace concrete curb from existing construction joints to existing construct joints.

Q5. What is the extent of flowable fill?

A5. The construction plan indicates flowable fill around the pipe up to the 6" limerock base with the final course is 1.5" PC-3. The existing details shall remain only if pipe is properly restrained. Otherwise hand-placed sand or fine stone up to the springline will be required. Use low density flowable fill (CLSM) with a strength of 50-150 psi.

Q6. Location of staging area?

A6. The staging area will be located at the easternmost part of the grassing area just past the pool equipment area. Precautions should be taken to protect the grounds.

Q7. Silt fence placement?

A7. Slit fence shall be placed between the patios of the building\units and the area of work. This is required on both sides of the project.

3. ENGINEERS' CLARIFICATION

1. The progress inspection and monitoring will be conducted by an NV5 Inspector and shall be your onsite contact.
2. I shall be the Project Manager (PM) and available through our field inspector or directly in the event of an emergency.
3. Close coordination with Russell Landscape (client's contractor) will be required as the area will be enhanced with new landscaping.
4. All pay requests will be coordinated with the inspector prior to the PM's review and approval for payment
5. All pay requests will require a partial release of lien from the contractor and all sub-contractors, vendors and material suppliers for each partial payment released.

6. All underground demolition or removal of existing drainage piping or structures within the trench or regrading areas shall be included in the unit price for drainage system placement and/or regrading.
7. A revised Bid Submittal Form, “Schedule of Bid items”, has been attached. Please use the revised form in your submittal.

4. BID DUE DATE

- Bud due date is revised to:
  Wednesday, May 6, 2026, by 5:00 PM (EDT)

ACKNOWLEDGEMENT

All bidders must acknowledge receipt of this Addendum in their bid submission

Issued by:

Project Manager
Jose R, Cuarta, P.E.

Company
NV5, Inc.

_____

Firm Foundations Asphalt & Concrete LLC hereby formally acknowledges receipt of **Addendum #1**, received on April 28th 2026

This addendum has been reviewed and has been incorporated into our bid/proposal as applicable.

Sincerely,



Arthur Wilmoth
Firm Foundations Asphalt & Concrete LLC
May 4th 2026

FIRM FOUNDATIONS
ASPHALT & CONCRETE LLC

10701 N Nebraska Ave
Tampa, FL 33612

PLANNED ONSITE EQUIPMENT

CAPTIVA CAY PROJECT

9343 Blind Pass Rd. | St. Pete Beach, FL 33706

Date: September 25, 2026

The following equipment is planned to be onsite for approximately 90% of the project work.

EQUIPMENT	ATTACHMENT / CONFIGURATION
Kubota KX040 or equivalent excavator	Demolition hammer; bucket
Kubota U17 or equivalent excavator	Bucket
Vermeer S650TX or equivalent mini skid steer	Auger with 36-inch bit; bucket
KCM 45ZV or equivalent loader	Forks

Equivalent equipment may be substituted based on availability and site conditions.