



COMMERCIAL ROOFING CONTRACTORS

PROPOSAL

November 20, 2025

Oakridge "V" Condominium Association, Inc.
1101 Oakridge V
Deerfield Beach, FL 33442

Install a 60 Mil TPO System on the Flat Roof

A. Investment Summary

Complete roof system installed per Code and Manufacturer Guidelines

Roof Work including TPO Walkway and TPO Work-pads at A/C units –

Two-Hundred and Ninety-One Thousand Six-Hundred and Fifty Dollars..... \$291,650.00

Estimated Permit fees (not included) - \$7,000.00

B. Install new 7" Aluminum Seamless Gutters at rear of Building\$8,850.00

C. Install new Electrical Junction box's & Cables at (56) Units \$51,100.00

D. Roof Warranty & Inspections

Twenty (20) Year Manufacturer Labor and Material NDL Warranty.

Ten (10) Year Rainbow Roofing Workmanship Warranty.

E. Complimentary Inspections

Warranty inspections for first (2)-Years (\$3,500 value)

F. Pre-construction Phase

1. Schedule a pre-construction meeting with Condo representative and the Rainbow team to formulate detailed logistics and planning with the goal of minimizing disruption to Residents.
2. Provide all necessary Engineering and Permits. Permit fees are not included in the Price.
3. Set up site safety lines and barriers per OSHA standards to ensure safe jobsite environment.

Owner_____

Contractor_____



G. Roof Work will include but not be limited to the following:

- Provide a Forklift for safe removal of trash from rooftop into dump trucks.
- Install rooftop safety lines and safety flags per OSHA Jobsite Safety regulations.
- Remove loose gravel and haul from site.
- Remove existing roof system down to the concrete roof deck and haul trash from jobsite.
- Install 1.5" thick Poly-Iso roof insulation board adhered to the concrete deck.
- Install TPO membrane adhered to the insulation as per Manufacturer guidelines.
All seams will be hot-air welded a minimum of 1.75" per Manufacturer guidelines.
- Install pre-fabricated TPO pipe boots at plumbing vents.
- Apply TPO flashings to parapet walls, anchor to walls with termination bar and apply sealant.
- Apply TPO flashings to A/C stand legs, roof hatch, trash chute and roof vents.
- Apply TPO flashings to roof expansion joints per Manufacturer guidelines.
- Install pitch pocket flashings with **TPO coated** metal and sealed with self-levelling sealant.
- Install water-block mastic between TPO penetrations at all locations.
- Install 24 ga. TPO coated galvalume rainwater diverters at North, West & East perimeters (South perimeter will have **TPO coated** drip edge installed in conjunction with new gutter).
- Furnish and install all new custom-fabricated roof vents to replace existing (Vents will be fabricated from **TPO coated** galvalume and hot-air welded to TPO roof).
- Install TPO walkway and TPO work-pads at service locations of A/C units.

H. Exclusions:

1. A/C, Mechanical, Electrical, Structural or Plumbing work unless specified.
2. Additional drainage required for permit.
3. Asbestos testing, removal and disposal, if applicable.

I. Jobsite Trash:

Jobsite trash will be cleaned up and removed on a daily basis.
At conclusion of the project site will be left spotless.

Owner _____
Contractor _____



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Contractor shall be paid the Contract Price of **\$351,600.00** upon the following schedule:

10% Due on acceptance, 35% on material load and commencement of work,

45% on completion of work, 10% on City sign-off and Manufacturer Warranty.

Customer represents that he/she is legal and/or equitable owner of the property where the work will be performed.

Certificates of Worker's Compensation and General Liability Insurance will be provided upon request.

Contractor shall comply with fire, safety and security regulations. The Contractor will be careful not to clog gutters, headers and down spouts. Contractor shall not be responsible for these items if they are clogged, since the build-up of debris in these areas over the years could be substantial. All drains shall be checked prior to commencement of project by Owner.

All debris, resulting from Contractor's work, shall be removed from the premises at periodic intervals during the progress of work and immediately following completion.

If any buildings or units have been leaking and visible water damage is present then the Owner or Owner's Insurance shall be responsible for damages caused by water intrusion caused by the existing condition of the roof.

Contractor is not responsible for building movement, natural disasters, or ponding water damages. Contractor shall not be responsible for damaged caused, either during or after its scope of work is completed, by unforeseen violent weather, including, but not limited to, hurricanes, tornadoes, floods, hail or sleet and other acts of God. Contractor shall be responsible for securing materials and equipment in the event of a storm. Contractor shall perform all roofing work in such a manner as to protect the building against leakage during the completion of the roofing project.

Contractor shall not be responsible for unseen, hidden, and/or covered damage to the deck or any items unseen, hidden, covered or unsecured by Owner/Unit Owners before tearing off the roofing system, if applicable.

Owner warrants that all building is suitable to receive the improvements. Owner expressly understands and acknowledges that Contractor is a roofing, waterproofing and sheet metal Contractor. However, Contractor is not an Engineer, Architect or other design professional, and makes no representations with regard to the condition of the deck system or any other portion of the project within the Contractor's scope of work.

Each of the parties hereto agrees and represents that this agreement comprises the full and entire agreement between the parties affecting the work contemplated, and no other agreement or understanding of any nature concerning the work will be recognized, and that all negotiations made prior to the execution hereof shall be deemed superseded by this agreement.

Should the Owner elect not to secure the services of Contractor to perform all of the required maintenance items at or above the roof level, as outlined in Contractor specifications, or as recommended in future correspondence, the expressed warranties regarding said maintenance items shall be void. If Maintenance or other work on the roof is completed by others not authorized by Contractor, the agreement documents and any expressed warranties shall be null and void.

Additional expenditures (if any) arising due to Building Inspectors inspections that are not part of Contractor's 'Scope of Work' (wood trim painting, gutter replacements, additional drainage provisions, elimination of ponding water, additional wood blocking, additional fastening) shall be paid by the Owner

Owner _____

Contractor _____



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The Owner waives claims for consequential damages arising out of or relating to this agreement and the work performed therein. This waiver includes but is not limited to damages incurred by the Owner for rental expenses, for losses of use, income, profit, financing, business and reputation, loss of management or Owners extended general conditions.

Unless otherwise provided, Contractor disclaims any express or implied warranties, including but not limited to the implied warranty of merchantability and fitness for a particular purpose.

This agreement shall be governed by the laws of the State of Florida. Venue of any proceeding shall be exclusively in Broward County, Florida. In the event of a dispute between the parties regarding enforcement of this agreement, the prevailing party shall be entitled to recover and award of attorney fees, costs and expenses of any and all proceedings.

The material costs component of this agreement has been calculated based on current market prices for tile, lumber and other required roofing materials. However, these prices are volatile, and sudden price increases or lack of available inventory may occur during performance of this agreement. Should after execution of this agreement an increase in the costs of materials and/or a lack of available materials occur, Owner hereby agrees that Contractor shall be entitled to an equitable adjustment to the agreement price and time of performance. Any claim by Contractor for an equitable adjustment in price and time shall be made pursuant to materials adjustment notice to Owner. The lack of available inventory of materials shall not be considered an event causing delay to the project schedule for any reason.

The Owner and Contractor waive all rights against each other for damages caused by fire or other causes of loss to the extent covered by property insurance.

The invalidity, illegality or unenforceability of any provision of this agreement shall not affect any other provision of this agreement, which agreement shall remain in full force and effect and shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein.

The parties expressly agree to the application of Florida Statutes 558 to this agreement and the work performed hereunder.

In consideration of the faithful performance of the covenants and Agreements, herein, to the full satisfaction and acceptance of the Owner, Owner agrees to pay the Contractor the sum of:

Contract Price: \$351,600.00 (Three-Hundred and Fifty-One Thousand Six-Hundred Dollars)

As Representative for Oakridge "V" Condominium Association, Inc., the Proposal is accepted by: -

Signature: _____

DATE: ____/____/2025 Print Name and Title: _____

Contractor:

Rainbow Roofing Solutions, LLC

PROPOSAL SUBMITTED BY: _____

DATE: November 20, 2025

Marc Segal, Managing Member

6535 Nova Drive Ste 104, Davie, FL 33317 Ph: 954.370.7879 / 888.788.3716



COMMERCIAL ROOFING CONTRACTORS

FLORIDA STATUTORY NOTICES

FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND

PAYMENT MAY BE AVAILABLE FROM THE FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND IF YOU LOSE MONEY ON A PROJECT PERFORMED UNDER CONTRACT, WHERE THE LOSS RESULTS FROM SPECIFIED VIOLATIONS OF FLORIDA LAW BY A LICENSED CONTRACTOR. FOR INFORMATION ABOUT THE RECOVERY FUND AND FILING A CLAIM, CONTACT THE FLORIDA CONSTRUCTION INDUSTRY LICENSING BOARD AT 850-487-1395

FLORIDA'S CONSTRUCTION LIEN LAW

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER". FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.