



3121 N.W.16th Terrace, Pompano Beach, FL 33064
 www.fischerelectric.com
 954-566-5689

PROPOSAL
3/2/22

JOB	CONTACT/ GC
Plaza South Condominium 4280 Galt Ocean Dr. Ft. Lauderdale, FL 33308	954-565-0777 maintenance@plazasouth.net

- SCOPE -

Provide corrections to electrical system as per 40-year inspection report including the following:

- Remove switches from side of electrical panels and install them in approved electrical box next to panels. Install necessary KO seals and breaker blanks to seal openings in panels.
- Provide accurate panel schedules and labeling on all panels in three meter rooms on first floor.
- Install new latches/locks on panels in three meter rooms on first floor as needed.
- Install new screws in all panels, junction boxes, and wireways where missing.
- Install new end cap on existing 6"x6" indoor gutter.
- Replace rusted out and corroded conduit in main meter room as needed. Existing conduit will be removed, and new conduit will be installed to a point where existing conduit is substantial enough to provide a good ground.
- Re-route booster pump to normal panel, and re-route jockey pump to emergency power panel. Intercept lines as necessary and run new conduit and wire to respective panels. Existing fusible disconnects are to be re-used and fused appropriately.
- Relocate transformer from in front of existing panel to a location above panel. Build new rack and relocate transformer and associated wiring.
- Verify grounding of all pool equipment to hand rails on pool. Provide ground test report to engineer. If repairs are necessary, it will be done on a separate proposal and is not included in the pricing of this proposal.

Total \$13,850

➤ **EXCLUSIONS**

- **Permit, inspection fees levied by AHJ (authority having jurisdiction), and processing costs, if necessary, are not included in bid price and will be billed at face value. An administration fee of \$250 will be added to all jobs that require a permit in order to cover costs such as drawings and calculations that need to be made by Fischer Electric to get permit, correspondence/coordination of inspections with The City inspector, meeting inspectors on the job, etc. Fees charged by AHJ**

for special inspections, partial inspections, or over-time inspections are not included and will be billed at face value.

➤ Job is bid to be worked during normal business hours Mon-Fri, 7:30 AM– 4:00 PM.

➤ **QUALIFICATIONS**

- Price is valid for a period of 30 days from date of proposal.
- If it becomes necessary to have Fischer Electric representative on-site during special inspections or after hours inspections, an hourly rate for Fischer Electric representative will be charged as an extra.
- Any changes to the original contract to be done only after negotiating a signed Change Order.
- Any changes done without a written Change Order will be done on a Time & Materials basis at a rate of \$100/hr. for journeyman, and \$55/hr. for each apprentice unless otherwise specified.
- Proposal becomes a contract when signed by both parties.
- Payment to be made as follows: \$2,500 deposit upon acceptance of proposal, remainder due upon completion (COD).
- Credit Card payments are subject to a 3% surcharge on proposals/invoices \$2500.00 and greater. Customers who wish to pay by cash or check will receive a 3% discount on final bill.
- Once contract work has been scheduled and confirmed, we require a 24 hr. cancellation notice if there are any changes. If electricians show up on site at scheduled date and time, and work cannot be done for any reason, there will be a service call fee applied to the contract price and the job will be re-scheduled.

➤ **OWNER/CONTRACTOR DEFAULTS**

- Owner/contractor will be in default if, (1) any payment called for under this proposal and all authorized change orders becomes past due; (2) any written agreement made by the owner/contractor is not promptly performed; or (3) any conditions warranted by the owner/contractor prove to be untrue; (4) failure of owner/contractor to comply with any of the conditions of this proposal.
- Electrical contractors remedies in the event of owner /contractor default, electrical contractor may do any or all of the following: (1) Suspend the work and remove its material/equipment from the premises; (2) remove any Electrical Contractor-supplied material/equipment, whether or not it has been installed and whether or not it has been placed in operation. In this regard, owner/contractor agrees that electrical contractor may enter upon owner/contractor property for the purpose of repossessing such equipment without liability to owner/contractor for trespass or any other reason; (3) retain all moneys paid hereunto, regardless of the stage of completion of the work and bring any appropriate action in court to enforce its rights. The owner/contractor agrees to pay all costs and expenses, attorney's fees, court costs, collection fees (including fees incurred in connection with appeals) incurred by electrical contractor in enforcing its right under this proposal.

➤ **LEGAL PROVISIONS**

- ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY, OR PROVIDE MATERIALS AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THE 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 YOU'RE 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.
- CHAPTER 558, FLORIDA STATUTES CONTAINS IMPORTANT REQUIREMENTS YOU MUST FOLLOW BEFORE YOU MAY BRING ANY LEGAL ACTION FOR AN ALLEGED CONSTRUCTION DEFECT. SIXTY DAYS BEFORE YOU BRING ANY LEGAL ACTION, YOU MUST DELIVER TO THE OTHER PARTY TO THIS CONTRACT A WRITTEN NOTICE REFERRING TO CHAPTER 558 OF ANY CONSTRUCTION CONDITIONS YOU ALLEGE ARE DEFECTIVE AND PROVIDE SUCH PERSON THE OPPORTUNITY TO INSPECT THE ALLEGED CONSTRUCTION DEFECTS AND TO CONSIDER MAKING AN OFFER TO REPAIR OR PAY FOR THE ALLEGED CONSTRUCTION DEFECTS. YOU ARE NOT OBLIGATED TO ACCEPT ANY OFFER WHICH MAY BE MADE. THERE ARE STRICT DEADLINES AND PROCEDURES UNDER THIS FLORIDA LAW WHICH MUST BE MET AND FOLLOWED TO PROTECT YOUR INTERESTS.

Authorized Agent _____

Charles W. Fischer Jr.

Date _____

Accepted _____

Anna Pearker, Treasurer

Printed Name _____

Anna Pearker

Date

6/16/2022