



Date: July 15, 2026

RE: Calais at Pelican Bay – Building F Change Order #11 - Unit 303 & 305 PT Cable Replacements
7024 Pelican Bay Blvd. Naples, FL 34108, Units 303 & 305

Attn: Rich Meyer, CAM Property Manager – Calais at Pelican Bay

REP: Joe DiRienzi Sr. - GC Restoration Division Manager & Director of Operations

CHANGE ORDER #11 UNITS 303 & 305 POST TENSION CABLE REPLACEMENTS

Elias Brothers General Contractor Inc. proposes to provide the following services in addition to the contract for the Restoration Repairs in Building F located within Calais at Pelican Bay at 7024 Pelican Bay Blvd, Unit 301 (01-Stack), Unit 502 (02-Stack), Unit 303 (03-Stack), & Unit 205 (05-Stack), Naples FL 34108. *Elias Brothers Group* aka *Elias Brothers General Contractor, Inc.* has been in business since 1989, and our employees are well-qualified to provide you with professional workmanship. We will furnish the necessary labor, material, equipment, and insurance to perform the work as outlined in our Scope of Work. We will make all required preparations before actual work begins. **Our Scope of Work for Change Order #11 will include:**

CHANGE ORDER # 11 SCOPE OF WORK AS FOLLOWS:

As a result of the **ENGINEERS DIRECTIVE**, after multiple meetings following investigative destructive testing for a few weeks including oversight from Socotec Consulting, Inc., **(6) full cable replacements** will now take place at unit 303 & 305 in place of the original remaining scope of work anticipated repairs using standard procedures replacing the full length of each cable with a new in-bed at each end followed with re-stressing the affected cables. Please see the following scope of work.

- ***In lieu of the original lock-offs of cables as previously outlined in change order #10*** we have ***already fully replaced*** (3) three of the (9) nine total cables in full length as outline and directed by the engineer.
- Xray/GPRS scan to locate exact locations configuration and heights of (3) three PT cables in unit 305.
- EBGC will supply and install all (15) Kip shore posts to be installed on floor to carry loads from floor worked on down to garage level slab on grade per Socotec Consultant's directions and post shores that have been up since April.
- EBGC will excavate pockets to replace (6) six PT cables in-beds and **Full Length Replacements.**
- Mechanically remove (6) six existing cable in-beds and install (6) six new cable in-beds against cleaned/spliced backer rebars.
- Coat all rebar and re-installed PT in-beds with Armatec or P-124, form and pour back slab edge repair.
- (6) six New Encapsulated Anchors, Wedges & Grease Caps will be installed.
- Post Tension Pockets cable ends will be cut and will be greased capped once each cable is stressed and cut.
- Remove all shoring previously installed above.

ABOVE SCOPE OF WORK PRICE: \$156,553.00

(SEE PROJECT NOTES BELOW) EXPLORATORY & DESTRUCTIVE TESTING PRICE: \$29,303.00

TOTAL PRICE FOR CHANGE ORDER #11: \$185,856.00

- PLEASE NOTE: A DEDUCT CHANGE ORDER FOR (-) \$9,810.00
WILL BE FORTHCOMING AGAINST CHANGE ORDER #10



PROJECT NOTES:

- Once this change order has been executed EBGC will begin to schedule our work accordingly and within 5 days will provide a schedule for this work to be completed.
- Exploratory and destructive testing with GPRS has occurred for several months with the engineer of record has occurred in efforts to find a resolution for the issue which arrived at the above scope of work. EBGC, its PT specialist, its GPRS scanner, superintendent, PM labor as well as including post shores have all been provided as services in good faith to arrive at this change order and scope of work outlined above. As previously discussed, and agreed the costs for all of this exploratory and other work as outlined above is to be **\$29,303.00**.
- Please note: There is an outstanding unbilled balance on existing change order number #10 that will no longer require the rest of that scope of work to be performed. The scope of work above for change order # 11 is now replacing change order 10's remaining work. A deduct change order in the amount of **\$ 9,810.00 will be forthcoming**.

ADDITIONAL PROJECT NOTES:

- This scope of work with all associated/required inspections from the engineer and building department **will increase** the duration of the project.
- Any additional post tension cables beyond the quantity included and described in the above scope will be an additional charge in the event more cable splicing or full cable replacements are found to be necessary. An additional change order for this additional work will be provided, and it will require approval prior to that additional work commencing.
- To the best of our professional ability, we will make every effort to protect the floors of lanais as not to be damaged in any way. However, in the event a floor is damaged despite our efforts, EBGC **will not** be responsible for any repairs or replacements of floors if there are any damages found during or after our work has been completed.
- Unit pricing for any headers, screen wall, floor striping, waterproofing etc. is applicable from previously provided unit pricing already in place in the event those unit price work items are added or requested.

GENERAL NOTES:

- The Contract Price has been calculated based on the current prices for the component building materials. However, the market for these building materials is considered to be volatile, and sudden price increases could occur. E.B.G.C. agrees to use their best efforts to obtain the lowest possible prices from available building material suppliers but should there be an increase in the prices of the specified materials that are purchased after execution of the Contract for use in this Project, E.B.G.C. reserves the right to invoke force majeure. Any claim by E.B.G.C. for payment of a cost increase, as provided above, shall require written notice delivered by E.B.G.C. to the prime general contractor/Owner/Association Representative stating the increased cost, the building material or materials in question, and the source of supply, supported by invoices or bills of sale.

PAYMENT TERMS:

- 50% deposit invoiced and due upon execution of this change order, 25% due upon cable half completed and re-spliced with tension, final 25% balance billed and due upon completion. Please note Invoices will be due upon receipt of the invoice. All past due invoices will incur a service charge calculated at 2.5% or the highest rate permitted by law and incorporated to all past due invoices.

Client Signature: Craig D. Wisley Date: 7/17/20
Printed Name: Craig D. Wisley Title: 7/17/20