



Proposal No. 264-260213 – General Consulting – Advisory Services Proposal

Date: August 20, 2026

To: Mr. Rich Meyer, General Manager

CALAIS AT PELICAN BAY CONDOMINIUM ASSOCIATION, INC. (the "Client")

7000 – 7056 Pelican Bay Boulevard

Naples, FL 34108

Phone: 239-566-3320

Email: rmeyer@swpropmgt.com

Project Name:

Calais at Pelican Bay Condominium – General Consulting – Advisory Services (the "Project")

7000 – 7056 Pelican Bay Boulevard

Naples, FL 34108 (the "Property")

Project Scope:

This revised proposal outlines **Project Advisory Services for General Consulting Services for Merida Condominium Association, Inc.** This proposal outlines the relevant project information provided to our team, EECON Engineering's proposed scope of services and the associated fee structure. The Calais at Pelican Bay Condominium consists of three two-story structures, two three-story structures, and three five-story structures that are located in Naples, Collier County, Florida. The property contains 131 individual residential units. According to the Collier County Property Appraiser, the building was originally constructed circa 1990 to 1992.

We understand that the Association would like to retain an engineering firm on an as-needed basis to assist with general issues that may arise throughout the year. Therefore, **EECON Engineering Services** has prepared this proposal to provide independent engineering and advisory support under a general consulting agreement, the terms of which are outlined in this proposal.

In addition, this building is classified as threshold building under Florida Statute 553.71. Therefore, as a threshold building, Merida Condominium may require the services of a Special Inspector. EECON Engineering can offer this service upon Client's request.

Proposed Advisory Services:

EECON Engineering Services has developed the following scope of services to assist the Client by providing general consulting services on an as-needed basis:

A. General Consulting Services

- On an as-needed basis, EECON Engineering personnel will provide advisory services for the association.
 - Advisory services:
 - EECON Engineering personnel will visit the site to investigate items requested by the client

- Review findings with client
- Prepare reports or letters as applicable
- Consult with client regarding construction and technical insight and/or oversight
- Perform special inspections and prepare threshold completion letters to close the buildings permits.

B. Preferred Client

- By retaining EECON Engineering for General Consulting Services you will be considered a Preferred Client. As a Preferred Client you will receive expedited access to our services during times capital improvement planning, preconstruction services and active construction monitoring, as well as in case of emergency, such as hurricanes or severe storm events. Services provided include the following:
 - Expedited access to our advisory personnel teams after an individual work order per request is authorized
 - Expedited deliverables of field report(s) and supplemental documentation
 - Priority access with preferred vendors and / or recovery partners
 - Documentation Support
 - Scope of work & Specifications
 - Bid Documentation & Bid Analysis
 - Contractual negotiations, & construction monitoring services

Schedule:

The schedule will depend on the specific service requested from the Client. EECON Engineering will coordinate with the management company and/or designated Board Member(s) to schedule services.

Fees:

EECON Engineering will perform the services described herein on a time and materials basis in accordance with the rate schedule provided. The total fee for services performed under this authorization shall not exceed Five Thousand Dollars (\$2,500) without prior written authorization from the Association or its authorized representative.

Service Fees

Service	Fee
A. General Consulting Services	Hourly Rate
B. Preferred Client	Hourly Rate

2026 Hourly Rates

Personnel/Item	Rate
Executive / Director	\$250 / hour
Principal Engineer / Special Inspector	\$280 / hour
Principal Project Advisor	\$265 / hour
Senior Project Engineer	\$240 / hour
Senior Project Advisor	\$230 / hour
Project Engineer	\$205 / hour
Project Advisor	\$200 / hour
CAD Design Professional	\$120 / hour
Reimbursable Expenses	Cost + 15%

Litigation support services for sworn testimony at deposition, arbitration, court hearing, trial testimony, or any other testimony during normal business hours will be billed at 1 ½ times the hourly rate.

Terms & Conditions:

Billing terms: Invoices will be submitted monthly and are due upon receipt. Late payments will be invoiced at a rate of 1.5% per month; including collection and attorney fees, if required. EECON Engineering Services shall have the right to suspend services, as well as dispose of any documentation that EECON Engineering Services has agreed to retain, in the event that the account becomes delinquent.

Hourly rates: Hourly work will be invoiced according to actual hours spent by EECON Engineering Services, including portal to portal travel, if applicable. Night-time/Overtime/Weekends will be billed at 1 ½ times the hourly rate.

Governing Law; Venue: These terms and conditions shall be governed by and construed in accordance with the laws of the State of Florida. Venue for any action arising out of or related to these terms and conditions shall be in Collier County, Florida.

Arbitration: Should any dispute arise relative to the performance of this Proposal or these terms and conditions herein that the parties cannot satisfactorily resolve, then the parties agree that the dispute shall be resolved by binding arbitration conducted by the American Arbitration Association. The party demanding arbitration shall give written notice to the opposite party and the American Arbitration Association promptly after the matter in dispute arises. In no event, however, shall a written notice of demand for arbitration be given after the date on which a legal action concerning the matter in dispute would be barred by the appropriate statute of limitations.

Indemnification and Hold Harmless: Client shall indemnify and hold harmless EECON Engineering Services, its officers, employees and agents, from and against any claims, losses, damages, liabilities, causes of action, costs and expenses, including, without limitation, reasonable attorneys' fees, to the extent arising out of or resulting from: (i) the negligence, intentional fraud, or willful misconduct of Client or those acting on Client's behalf; (ii) the acts, omissions, negligence, or performance of any contractor, subcontractor, supplier, materialman, or other party retained by or through Client in connection with the Project; or (iii) any claim, demand, action, or proceeding in which EECON Engineering Services is named as a party to the extent caused by the negligence, breach of this Agreement, acts, or omissions of Client or those for whom Client is legally responsible. For the avoidance of doubt, Client shall have no obligation to indemnify EECON Engineering Services to the extent a claim is caused by EECON Engineering Services' own ~~gross~~ negligence, intentional fraud, or willful misconduct. This provision shall survive termination or completion of this Agreement.

Limitation of Liability: Except for willful misconduct or bad faith, the principals, employees, affiliates, parents and agents of EECON Engineering Services shall in no event be personally liable to the Client or any other engagement, nor for any consequential, incidental, economic, special, reliance, liquidated, performance, expectation or delay damages or for any design or construction defects. This provision shall survive termination or completion of this Agreement. EECON Engineering Services shall maintain insurance coverage throughout involvement of each project. The limit of liability shall be \$25,000 or our fee, whichever is greater.

PURSUANT TO FLORIDA STATUTE 558.0035, AN INDIVIDUAL EMPLOYEE OR AGENT OF EECON ENGINEERING SERVICES, LLC. MAY NOT BE HELD INDIVIDUALLY LIABLE IN NEGLIGENCE FOR ANY CLAIMS, DAMAGES, OR DISPUTES ARISING OUT OF AND SUBJECT TO THIS AGREEMENT.

We appreciate the opportunity to submit this proposal and look forward to working with you. Should you have any questions regarding this proposal, please contact James Nilson at 239-272-5222.

Sincerely,
EECON Engineering Services

Felix M. Anton, P.E., S.I., FRSE

Felix M. Anton, P.E., S.I., FRSE
Principal Engineer, Special Inspector

Pete Emidy

Pete Emidy
President

Authorization

To accept this proposal and authorize EECON Engineering Services to proceed, please sign and return a copy of this document.

CALAIS AT PELICAN BAY CONDOMINIUM ASSOCIATION, INC.

Signature:

Printed Name / Title:

Date:

[Signature]
Vice President Michael Stone
08-27-26

Billing Information Form

EECON Engineering Services conducts monthly billing via email sent from notifications@harvestapp.com.

To provide proper billing correspondence, please provide a designated person (department) to receive and approve invoices.

Name: Rich Meyer

Email Address: calais@supropmgt.com

CC Email Address: jfmclane@gmail.com

Phone Number: (239) 566-3320

NOTE: EECON Engineering Services accepts wire transfers for payment, for instructions please contact us at accounting@eecon-eng.com.