

STANDARD FORM OF AGREEMENT BETWEEN
OWNER AND CONTRACTOR ON THE BASIS OF A STIPULATED PRICE

THIS AGREEMENT is by and between
Calais at Pelican Bay A Condominium

(hereinafter called Owner)

And **Elias Brothers General Contractor, Inc.**

(hereinafter called Contractor)

Owner and Contractor, in consideration of the mutual covenants hereinafter set forth, agree as follows:

ARTICLE 1- PROJECT DESCRIPTION & SCOPE OF WORK

Contractor shall complete all Work as specified or indicated in the Contract Documents.

It is intended that the Contractor furnish all labor, materials, and services for the **Calais at Pelican Bay, Third-Floor Catwalk Restoration and Waterproofing at Building C, 7048 Pelican Bay BLVD Naples FL 34108 and at Building E, 7032 Pelican Bay BLVD Naples FL 34108**. In general, this project consists of the removal of the existing 3rd floor walkway surface down to the structural concrete deck, restore and properly slope the deck as required, install a new pedestrian traffic waterproofing system, and address the existing scuppers, flashing, sealants, and related drainage components at residential buildings C and E.

Noting that both buildings C and E will be under contract with Building E starting (14) days after execution of contract and Building C starting the beginning of April 2027 , or sooner if requested.
Exact date to be determined.

Work shall include; Removal of walkway tile topping/overburden, and underlying waterproofing system (if applicable), down to the structural deck. Repair of distressed concrete as necessary. Evaluation, modification, relocation, and/or replacement of scuppers and associated flashing as necessary. Leveling and correcting the walkway decks slope as required. Installation of pedestrian traffic waterproofing system to the 3rd floor walkways as required, and other miscellaneous associated related work in accordance with the Contract Documents included below (See Article 4/attached Addendum "A").

ARTICLE 2 - THE PROJECT LOCATION

The project location for which the above Article 1 – Work scope to be performed at is as follows:

**Calais at Pelican Bay A Condominium – Building C
7048 Pelican Bay BLVD, Naples FL 34108**

And

**Calais at Pelican Bay A Condominium – Building E
7032 Pelican Bay BLVD, Naples FL 34108**

ARTICLE 3 - ENGINEER

The Project has been designed by:

**Eecon Engineering Services
5688 Strand Court, Naples, FL 34110
1-239-512-4450**

Who is hereinafter called Engineer and who is to act as Owner's representative, assume all duties and responsibilities, and have the rights and authority assigned to Engineer in the Contract Documents in connection with the completion of the Work in accordance with the Contract Documents.

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ARTICLE 4 - CONTRACT PRICE

Owner shall pay Contractor for completion of the Work in accordance with the Contract Documents and amounts in current funds equal to the sum of the amounts determined pursuant to summary in submitted bid form. See attached bid form as **Addendum "A"**.

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In the event additional work is discovered, all work will be calculated at cost-plus. The following rates shall apply:

- Project Manager: \$165 per hour
- Project Supervision: \$135 per hour
- Skilled Carpenter: \$125 per hour
- Unskilled Labor: \$90 per hour
- Material / Equipment Cost plus: 20%

ARTICLE 5 - CONTRACT TIME DURATION

Duration of this work is expected to be **20 to 25 CALENDAR days** considering there are no unforeseen circumstances or weather conditions creating delays.

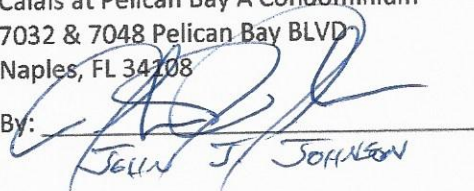
ARTICLE 6 - PAYMENT

A down payment of 35% for both Buildings will be invoiced upon signature and execution of this contract to secure material pricing for both buildings. *Building E starting now, Building C starting in 2027.* The remaining balance will be invoiced upon completion of the work.

IN WITNESS WHEREOF, Owner and Contractor have signed this Agreement in duplicate. One counterpart each has been delivered to Owner and Contractor. All portions of the Contract Documents have been signed or identified by Owner and Contractor or on their behalf.

This Agreement will be effective on 10/16/26 (which is the Effective Date of this Agreement).

OWNER:
Calais at Pelican Bay A Condominium
7032 & 7048 Pelican Bay BLVD
Naples, FL 34108

By: 

Designated representative:

Name: JOHN J. JOHNSON
Title: SECRETARY
Address: 7064 Pelican Bay Blvd
Email: Calais@96propmgt.com

CONTRACTOR: License CGC059267
Elias Brothers General Contractor Inc.
4627 Arnold Ave, Suite 201
Naples, FL 34104

By: 

Designated representative:

Name: Joe DiRienzi Sr.
Title: GC Division Manager & Director of Operations
Address: 4627 Arnold Ave, Suite 201
Email: Joe.DiRienzi.Sr@elias-brothers.com