FORGE
ENGINEERING
A DIVISION OF SOCOTEC

May 12, 2022

SOLIVITA COMMUNITY ASSOCIATION, INC.
C/o Evergreen Lifestyles Management, LLC
Attn: Rudy Bautista
270 West Plant Street, Suite 340
Winter Garden, FL 34787
Phone: 863.701.2969
Email: rbautista@evergreen-lm.com

Subject: Proposal for Engineering Consulting Services
TURNOVER STUDY – SOLIVITA COMMUNITY
395 Village Drive
Kissimmee, Florida 34759
Socotec Proposal No. S327-001.01P

Forge Engineering, a Division of Socotec Consulting, Inc. (SOCOTEC) is pleased to present this proposal for providing engineering consulting services related to performing a Turnover Study for Solivita Community Association, Inc. (Solivita). Included in this proposal is the project information provided to us, our proposed scope of services, our projected schedule, and our fee schedule for these services.

Project Information

Our understanding of your needs for this project is based on information provided by you together with our experience on similar projects. We understand that control of the development is projected to be turned over from the developer to Solivita this year, 2022. Therefore, Solivita would like to have a turnover study performed in general accordance with generally accepted guidelines, Florida Statute 718.301, and sound engineering judgment.

Solivita consists of approximately 6,000 single-family and multi-family residential homes within the association located along Cypress Parkway in Kissimmee, Polk County, Florida. According to historical aerials of the subject association, the community began construction circa 2003. We understand that Solivita is responsible for

maintaining/replacing the following common area elements that are to be included as part of this study:

- Six guard houses with gated ingress/egress (common area interiors, exterior paint, roofs, and other common electrical/mechanical components),
- Interlocking concrete paver roadway sections, asphalt paved roadways and parking areas, concrete sidewalks and curbing,
- Golf cart paths and three bridges,
- Fencing surrounding the community,
- Signage and monuments,
- Storm drains,
- Associated common landscaping and irrigation systems, and
- Exterior site lighting.

Site Overview



Image obtained from Google Earth Pro.

Proposed Scope of Services

Considering the project information outlined above and your requests, we have developed a scope of services that should meet your needs. Our services will include the following tasks:

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- Review available construction documents, including both design and as-built plans.
- Performing site observations to determine and document the general condition of the following applicable development elements identified in Florida Statute 718.301(4).
    - Roofs (*Includes visual inspection of the guardhouse roofs and accessible attic space.*),
    - Structures,
    - Fireproofing and Fire Protection Systems,
    - Heating and Cooling,
    - Plumbing,
    - Electrical Systems,
    - Pavement and Parking Areas,
    - Drainage Systems,
    - Painting, and
    - Irrigation Systems.

- Once our fieldwork has been completed, we will begin preparation of a turnover survey report that will include:
    - An executive summary,
    - General project information,
    - An evaluation of general compliance with applicable building codes and industry standards, defects and deferred maintenance items,
    - Photographs of the development, and
    - A summary of our findings with a table describing the existing condition, estimated useful life, and anticipated replacement costs for the applicable listed items.

The following is a list of items to be provided by you prior to the commencement of our services:

- **Site and building access information for SOCOTEC personnel,**
- **A list of outside service contracts and recent services performed,**
- **Listing of any capital improvements completed,**
- **Design and/or as-built construction documents, and**
- **A current list of Association concerns related to the above listed components.**

Schedule

Upon written authorization from you, we expect our inspection services can be completed within 20 business days. We anticipate we will require three to five days to complete our site inspections. Once our inspection services have been completed, we estimate our analysis and report will require 45 business days to complete. If this schedule does not meet your needs, we would be happy to discuss an alternative schedule. After our submission of the first draft of the turnover study, the Association will have 20 business

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days to review the report and remit any questions, comments, concerns, or changes to us before SOCOTEC provides the Association with a sealed copy of the study.

Please note that this proposal is only valid for a period of 60 days. Scheduling times and unit rates are subject to change beyond that period.

Fee

We will provide the scope of services outlined in this proposal for a lump-sum fee of $23,950. We will submit an invoice at the completion of our services. The invoice is due upon receipt. Late payments will be invoiced at a rate of 1.5% per month, together with collection and attorney's fees. We reserve the right to suspend services, as well as dispose of any documentation that we have agreed to retain, in the event that your account becomes delinquent. In the event litigation is brought concerning this Agreement, to enforce the obligations under this Agreement, and/or to interpret the terms of this Agreement, the prevailing party in any such litigation shall be entitled to recover from the non-prevailing party its reasonable attorneys' fees, costs and expenses incurred in the litigation, including, but not limited to, attorneys' fees and costs incurred in litigating entitlement to attorneys' fees and costs and the amounts to be awarded, all through any level of appeal.

Additional services outside the scope of this study outlined above will be billed on a time and material basis. We will notify the Association of additional service fees before they are performed. Below are our hourly rates.

Field Engineer	$140/hour
Staff Engineer	$170/hour
Project Engineer	$200/hour
Senior Engineer	$240/hour
Principal Engineer	$320/hour

Limit of Liability

We will maintain insurance coverage in effect during our scheduled duration of involvement with this project. All the services performed in this study will be governed by the applicable laws of the State of Florida. Forge Engineering, a Division of Socotec Consulting, Inc., its officers, directors, employees, partners, agents, and subconsultants' aggregate limit of liability on this project is $30,000 or our fee, whichever is greater. This limit applies to every legal theory or cause of action including negligence, errors, omissions, breach of contract, and warranty. This limit is enforceable to the fullest extent

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permitted by law. PURSUANT TO FLORIDA STATUTE 558.0035, THE PARTIES AGREE THAT NO INDIVIDUAL PROFESSIONAL ENGINEER OR ARCHITECT, OR THEIR EMPLOYEES, SHALL BE HELD INDIVIDUALLY LIABLE OR RESPONSIBLE FOR DAMAGES RESULTING FROM NEGLIGENCE OCCURRING WITHIN THE COURSE AND SCOPE OF PROFESSIONAL SERVICES RENDERED UNDER THIS AGREEMENT.

Authorization

To authorize our services and to make this proposal the contract between us please indicate your acceptance on the signature sheet of this proposal and return to us a copy for our files. We appreciate the opportunity to submit this proposal and look forward to working with you on this project and future opportunities.

Sincerely,
Socotec Consulting, Inc.

Jett A. Midulla
Jett A. Midulla
Staff Engineer

Casey M. Ward
Casey M. Ward, P.E.
Senior Engineer

Distribution: 1 – Addressee (via email)
1 - File

Proposal Accepted By: Brenda N. Taylor

Typed/Printed Name: Brenda N. Taylor, President

Firm Name: Solivita Community Assoc., Inc.

Date: 05/17/2022

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