



MUNYAN ROOFING SERVICES, LLC.



**“Doing it Right” since 1951**

January 28, 2025

**Owner:**

SEMINOLE SQUARE APTS 3 ASSN INC

**In Care Of:**

James Myrthil  
CAM Ameri-Tech  
727.340.9287

[Jmyrthil@ameritechmail.com](mailto:Jmyrthil@ameritechmail.com)

**Site Address:**

11620 SEMINOLE BLVD  
SEMINOLE, FL 33772

**Legal Description**

SEMINOLE SQUARE APTS NO. 3 CONDO COMMON ELEMENTS

7325 Ulmerton RD. Largo, FLORIDA 33771  
727-442-5062 Fax 727-441-2831  
CCC1329932 CCC029612



**SCOPE OF WORK: Installation of new 1/8" tapered 60 Mil TPO Roofing System for Building B at Seminole Square Apartments.**

**Inclusions of Work:**

- 1. Removal of existing TPO materials down to the roof's substrate.**
  - a. Includes tarping system and any remnants of previous roofing system.
- 2. Cleaning of substrate to create a workable surface.**
- 3. Installation of 1/8" Tapered TPO system over full roof.**
  - a. Estimated at 150 total squares (including waste).
  - b. 60 Mil TPO.
- 4. System to use a combination of both adhesive and mechanical attachments.**
- 5. Existing AC stands that are up to code will be tied into the new roof system.**
  - a. If the AC stands were damaged or removed due to the storm, the installation of a new one can be completed through us for a cost of \$1,400.00 per stand installed and tied in, or the owner can provide installation through their preferred AC vendor.
- 6. Material loaded to the roof.**
- 7. Any access equipment required to perform the work.**
- 8. 1 annual roof inspection free of charge.**
  - a. Additional annual inspections can be completed at a rate of \$95 per man, per hour estimated at 4-8 hours total per building.
- 9. 6-year application labor warranty.**
- 10. 20-year pro-rated material warranty.**
- 11. Project completion report with documentation of work completed, and materials used.**
- 12. Miscellaneous**
  - a. This does not cover the removal of any T.V. or Satellite dishes, electrical, or HVAC from the roof.
  - b. This includes the expected cost of rigging and equipment required to complete the scope as presented. Any additional work that requires additional equipment will be documented and agreed upon as a change order by both the contractor and contracting party before completion.
  - c. All installation methods will follow the procedures outlined in the Florida Building Code



Price:

**\$180,000.00 for the above included scope. Additional work can be completed as a change order.**

**Permits and fees to be billed at the actual cost. A deposit of 50% (\$90,000.00 ) is due and payable upon acceptance of this proposal with the remainder due upon completion.**

All workmanship will come with a one-year application warranty and all implied manufacturer warranties. Jobsite safety lines and protection will be installed as needed. Daily cleanup of debris and constant magnetic nail collection will be performed. We take extra steps to ensure safety and cleanliness.

## WOOD PRIC

The table below does not reflect pricing for specialty wood i.e., cedar.

Fascia Pre-Primed			Trim-Sub Fascia/Rafters/Structural			Plywood/Sheathing		
Size	Price	Unit	Size	Price	Unit	Size	Price	Unit
1x2/1x3	\$8.00	Per Foot	2x4	\$8.00	Per Foot	½"	\$95.00	Per Sheet
1x4	\$10.00	Per Foot	2x6	\$10.00	Per Foot	5/8"	\$100.00	Per Sheet
1x6	\$12.00	Per Foot	2x8	\$12.00	Per Foot	¾"	\$110.00	Per Sheet
1x8	\$14.00	Per Foot	2x10	\$14.00	Per Foot	1x6	\$8.00	Per Foot
1x10	\$16.00	Per Foot	2x12	\$16.00	Per Foot	1x8	\$8.00	Per Foot
1x12	\$18.00	Per Foot				1x10	\$10.00	Per Foot

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#### **EXCLUSIONS AND CLARIFICATIONS:**

**Munyan Roofing** will use care in the protection of the occupants' property, such as windows, shrubbery, walkways and all other areas from damage. If a roof mounted satellite exists, contact your provider to have it re-mounted elsewhere. We can remove it but will not re-install it as providers are no longer mounting them to the roof surface. If the dish is re-installed by others on the roof surface, we will not warrant any roof issues in this area.

The owner is to coordinate the trimming of all trees/ shrubs a minimum of two feet away from surface to allow access.

Contractor will notify Owner's representative of any concealed conditions that are revealed during the work which will require additional labor and materials. Any work related to such conditions shall not be done without a signed change order. We cannot be held responsible for any damage to electrical or AC lines that were installed too close to the underside of the roof deck. We cannot be held responsible for damage to unseen items that we were not made aware of i.e., septic tanks and sprinkler systems. We cannot be held responsible for any ceiling repairs resulting from workers stepping through deteriorated decking or from any ceiling issues that arise from the normal course of operations i.e., material loading and installation.

Unauthorized use of our dumpsters or dump trailers could result in additional charges.

**Note:** Engineering/Architectural drawings are not included and may alter the given price if needed. Exclude all work not listed in this proposal.

Existing gutters will be removed and reattached. Some new fasteners may be required as some cannot be saved. We can quote new commercial / seamless gutters upon request.

Use of lull or lift equipment may be required due to the elevation and pitch of your roof. If any off-pavement use is required, we will lay down plywood to reduce any ruts in the grass. Ruts may require new dirt and or sod. We can assist in the replacement under T&M. Ruts due to ground conditions can occur even with protection. In most cases we can perform our scope without the need to drive on grass. When required and ruts occur, they need to be considered a requirement of the project and not neglect of your contractor.

Staging area may be required. lifts, dumpsters, storage containers and portable restrooms may be onsite. Manager / owner, to assist our staff with parking area closing and notice requirements if necessary.

No additions or modifications to existing scope to be done without a signed change order.

It is our commitment to provide you with updates as to the progress of your project. We will provide and distribute notification to tenants / owners as well as police the area daily for trash and debris.

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We are also General contractors. We are one source company able to handle all repair needs and even structural concerns that may be found during the installation of a new roof. Any structural repair will be documented and brought to your attention. If major structural concerns are found, an Engineer, drawings and additional permits may be required, which will be an additional cost to the owner.

All repairs found within your roof system will be marked, logged and photo documented. Each repair is numbered, and copies are included with the repair billing.

We will provide proper insurance (General Liability, Workers Compensation). No non-documented workers are used. We follow OSHA rules and regulations.

#### **EXTRA WORK:**

Should Owner, construction lender, or any public agency or inspector direct any modification of or addition to the work covered by this Contract, the cost shall be added to the contract price. However, if extra work is performed pursuant to verbal direction of Owner or Assigned Representative, the Contractor is entitled to be paid for such extra work, whether the extra work is in writing or not.

#### **TIME FOR COMPLETION OF WORK**

Contractor & Owner will agree on start date. The contractor will commence work and shall use its best efforts to complete the work in a timely manner subject to permissible delays. However, no damages for delays in the completion of the work shall exist in favor of Owner.

#### **PERMITS, CHARGES AND EXACTION**

Owner will provide and pay for all necessary engineering and testing reports, building permits as well as bonds, assessments, hookup chargers, financing fees, facility fees, and exactions of utilities and public agencies that are imposed to pay facilities costs. These costs are in addition to the price set forth in Paragraph Four herein unless specifically designated in this Agreement to be included.

#### **LABOR AND MATERIAL**

The Contractor shall pay all valid charges for labor and material incurred by the Contractor and used in the construction of the project. Contractor is excused from this obligation for bills received in any period during which the Owner is in arrears in making payments to Contractor.



#### **SEVERABILITY**

Should any provision or portion of this agreement be adjudged invalid, illegal, unconscionable or in conflict with any law of the State of Florida, the validity, legally and enforceability of all remaining provisions and portions of this Agreement shall not be affected or impaired thereby.

#### **DELAY**

Contractor shall be excused for the delay in completion of the contract by Acts of God, acts of the Owner, inclement weather, labor trouble, acts of public agencies, inspectors, or public utilities, extra work, failure of the Owner to make progress payments promptly, or other contingencies unforeseen by Contractor and beyond the reasonable control of Contractor.

#### **BINDING OF SUCCESSORS.**

All the provisions of this contract will be binding on the assignees, successors, parent companies, and subsidiary companies of both parties. If either party is acquired by a corporation through purchase, merger, or consolidation, the provision of this Contract will be binding on the successor or surviving corporation.

#### **RIGHT TO STOP WORK OR TERMINATE CONTRACT**

Contractor shall have the right to stop work if payments are not made when due under this Contract and may keep the job idle until all payments have been received. In the event any payments dues hereunder are past due for a period exceeding fourteen (14) days, Contractor may declare a material breach under this Contract and terminate all further performance hereunder. At such time, Contractor shall be entitled to all damages set forth in the Default provisions hereunder or otherwise allowed under Florida Law.

#### **INDEMNIFICATION**

Contractor shall indemnify and hold harmless the property owner, the property management company from and against all claims, damages, losses, judgments and expenses including, but not limited to, attorney's fees in litigation, arising out of or resulting from the Contractor's performance under this Agreement, or in violation of this Agreement, within the limitation or exclusion of the contractors insurance policies when caused in whole or in part by any negligent act or omission by anyone directly or indirectly employed by the Contractor or anyone for whose acts the Contractor may be liable. This Contract shall be interpreted and governed by the laws of the State of Florida. The venue for any litigation arising hereunder shall be exclusively in Pinellas County, Florida and each party hereto hereby waives any and all rights it may otherwise have to selection of venue.



## **DEFAULT**

If Owner should default in any of its obligations under this Contract, Contractor may recover, as damages, either the reasonable value of the work performed by Contractor, or the balance of the Contract price plus any other damages sustained as a result of Owner's default.

## **ATTORNEY'S FEES**

In the event of litigation out of this contract of the performance thereof, the court will award reasonable attorney's fees incurred in an attempt to resolve any dispute, dispute resolution proceedings, trial preparation and trial appeal to the prevailing party. It is understood that both sides are to give up the right to a jury trial. Both sides agree to have a judge decide contract disputes. To the full extent permitted by law, the parties hereby express and knowingly wave any right to a jury trial they may have for all causes, claims, and issues in any way relating to or directly, indirectly, wholly, or in part, arising from the contract.

## **GOVERNING LAW**

This Contract shall be interpreted and governed by the laws of the State of Florida. The venue for any litigation arising hereunder shall be exclusively in Pinellas County, Florida and each party hereto hereby waives any and all rights it may otherwise have to selection of venue.

## **DEFENSES TO ENFORCEMENT OF CONTRACT AND RIGHT TO CURE.**

No claim or set off shall be allowed or made by Owner to Contractor based on any claim, including an alleged breach of Contract, delay, breach of warranty, claims, for deficient workshop materials or other claim arising hereunder until thirty (30) days have elapsed following the furnishing to Contractor a written notice as provided herein. Said written notice shall set forth, in detail, the alleged claim, defect or breach and the remedy requested. Said notice shall be furnished to Contractor at the address set forth herein, via certified mail return receipt requested. The thirty (30) day period shall begin upon receipt of said Contractor. During said thirty (30) day period, Contractor shall have the opportunity to address or cure any such claim and Owner shall provide access and full cooperation in the resolving of any such claim in the event such notice is provided, as set forth herein, prior to the time of a scheduled draw payment or final payment, no defenses or setoff to such payment shall exist.



Approved by Owner or Authorized Owners Representative.

\_\_\_\_\_  
Owners Name (Please Print)

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

Contractor Approval: Munyan Roofing Services LLC

Contractor's Name: \_\_\_\_\_

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

**CLOSING NOTES:**

We would like to thank you for the opportunity to bid on your project. We look forward to collaborating with you and helping with any designs or installation procedures that can best fit your budget and meet your project needs.

Please let me know if we can be of further assistance or answer any questions for you.  
Respectfully,

\_\_\_\_\_  
*John Whittle*  
531.220.9321

[john@munyanroofing.com](mailto:john@munyanroofing.com)

**Your one stop calls for Painting, Waterproofing, Restoration & Roofing Needs.**

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