BRICK AND MORTAR COMPANY LLC
301 N Ocean Blvd · Pompano Beach, FL 33062 · 1-844-SEA-WALL
Insured · Florida Certified · Quality Inspection Services

OPTIONAL UPGRADE PROPOSAL
Quote #PB-2026-175 · 220 Banyan Rd Pathway Cap Extension
September 15, 2026 · Valid through September 22, 2026

LANDWARD CAP / PATHWAY — WIDTH EXTENSION

LEVEL VII FINISH · POLY TURF INLAY · DRIVEWAY-MATCHED DECORATIVE HARDSCAPE

220 Banyan Rd · Palm Beach, FL 33480 · Additive to Est #PB-2026-173 (parent Take-Off Agreement dated Aug 21, 2026)

Building Management
Building Management
220 Banyan Rd, Palm Beach, FL 33480 · (561) 485-2501

Contractor
Brick and Mortar Company LLC
301 N Ocean Blvd, Pompano Beach FL · 1-844-SEA-WALL · Supervisor: AlShaun N. Baksh

Contract value	Deposit at signing	Proposed start	Quote #
$33,111.80	**$3,311.18** 10% of contract	**Concurrent** with parent cap pour	**PB-2026-175** Cap Extension

OPTIONAL UPGRADE · Submitted at the request of Building Management to beautify the property. Additive to base cap under Est #PB-2026-173; not required for structural completion. Election is at the sole discretion of Building Management.

1. PURPOSE & OWNER REQUEST

The parent contract under Est #PB-2026-173 provides for a reinforced concrete cap of **2’-0” wide × 108 LF long = 216 sq ft**, formed and poured with epoxy-anchored #5 rebar reinforcement, tied to the new and existing bulkhead body. Building Management has requested an optional upgrade to widen the cap by **one additional foot (1’-0”)** across the full 108 LF frontage, delivering **108 sq ft additional finished cap surface** and bringing total pathway coverage upon completion to **3’ × 108 LF = 324 sq ft**. The extension is requested (i) for broader waterfront access, (ii) as an aesthetically pleasing pathway surface, and (iii) to visually integrate the bulkhead by extending the cap to more fully cover the wall face. The extended surface receives a **Level VII decorative finish** with **poly turf laid into the concrete surface only** (integral inlay, set during finishing — not a permeable overlay), matched to the existing property driveway relief to the best ability of the finisher on site.

2. SCOPE OF WORK

#	Phase	Quantity	Notes
1	**Field survey & layout**	108 LF total	Verify parent cap layout under Est #PB-2026-173; string-line the 1’-0” extension face along the full 108 LF frontage; forming reference elevations set.
2	**Formwork extension**	108 LF	Extend cap formwork one foot beyond the parent 2’-0” face; tied and braced continuous with parent scope forms to preserve monolithic pour geometry.
3	**Reinforcement — #5 rebar & epoxy anchoring**	108 sq ft extension	Continuous #5 rebar mat carried through the extension zone; ICC-approved epoxy-anchored dowels tied into parent cap reinforcement so the extension acts as one structural element with the base cap.
4	**Monolithic single-pour concrete**	108 sq ft additional	Concrete placed in a single pour with the parent cap under Est #PB-2026-173 — no cold joint at the extension seam; matched compressive-strength specification.
5	**Level VII decorative finish**	324 sq ft total	Level VII hardscape finish applied to the full combined pathway surface (216 base + 108 extension), driveway-matched relief pattern to best ability on site.
6	**Poly turf inlay (into concrete surface only)**	324 sq ft coverage	Poly turf laid **into the concrete surface** during finishing (integral inlay — not overlaid), delivering a decorative, low-maintenance hardscape presentation coordinated with the surrounding landscape.
7	**Cure, cleanup & owner walkthrough**	Full site	Controlled cure per finish specification; edge dressing; hauling; disposal; site cleanup; owner walkthrough and photo-documentation.

Cap dimensions reference: Parent Est #PB-2026-173 = 2’ × 108 LF = 216 sq ft (already contracted). This Proposal PB-2026-175 = 1’ additional width × 108 LF = **108 sq ft additional**. Combined finished pathway upon completion = 3’ × 108 LF = **324 sq ft**. Extension pour MUST be monolithic with the parent cap — Proposal must be executed **before parent cap formwork is set**.

3. PAYMENT SCHEDULE

#	Milestone	% Total	Amount
1st	Deposit — upon signing of this Proposal	10%	$3,311.18
2nd	Upon extension formwork & #5 rebar mat set (prior to pour)	30%	$9,933.54
3rd	Upon monolithic pour with parent cap	30%	$9,933.54
4th	Upon Level VII finish + poly turf inlay completion	20%	$6,622.36
Final	Upon owner walkthrough & sign-off	10%	$3,311.18
TOTAL	**Pathway Cap Extension Upgrade — Quote #PB-2026-175**	**100%**	**$33,111.80**

4. MATERIALS

Structural concrete	Matched to parent cap compressive-strength spec under Est #PB-2026-173; monolithic single-pour with base cap.
Reinforcing steel	#5 rebar continuous mat carried through the extension zone; matched to parent cap reinforcement schedule.
Anchoring epoxy	ICC-approved structural anchoring epoxy for wet / marine service; couples extension reinforcement into parent cap.
Formwork	Heavy-duty forming continuous with parent scope forms; braced to hold single-pour geometry.
Level VII decorative finish	Premium decorative surface finish; driveway-matched relief pattern to the best ability of the finisher on site.
Poly turf inlay	Laid **into the concrete surface only** — integral inlay set during finish stage, not a permeable overlay.

5. SCOPE EXCLUSIONS

- Base cap scope (216 sq ft) — remains under parent Est #PB-2026-173; not repriced here.
- Structural repair beyond the extension footprint — handled under parent scope or by written CO.
- Landscape restoration outside the 3'-0" work corridor.
- Alternate decorative finishes (pavers, non-driveway-match patterns) — quoted separately if elected.
- Concealed pre-existing conditions or unmarked private utilities discovered during extension form-work.
- Neighbor coordination or off-property work.

6. WARRANTY (SUMMARY)

Contractor provides a **One (1) Year Workmanship Warranty** covering the cap extension formwork, reinforcement, monolithic pour, Level VII decorative finish, and poly turf inlay under this Proposal, effective from substantial completion & owner walkthrough sign-off. In addition, **all approved products and materials** used in the Work (concrete, #5 rebar, ICC anchoring epoxy, Level VII finish materials, poly turf) carry a **Three (3) Year Limited Manufacturer Warranty** issued by and from the respective manufacturers per their published terms. Workmanship warranty excludes: structural movement from soil/subgrade/tidal conditions; acts of God; impact damage; lack of owner maintenance; damage caused by future work by others; aesthetic wear of the finish or poly turf due to foot traffic, UV, or landscape maintenance beyond ordinary use; variation in driveway-match relief within hand-finish tolerances; concealed pre-existing deficiencies.

7. GENERAL TERMS

Change orders: No extra work performed without a written Change Order signed by both parties; scope, cost / credit, and schedule impact stated. **Permits:** Supplemental permit / inspection fees, if any, billed at pass-through cost with written notice. **Insurance:** Contractor maintains General Liability, Employer's Liability, Workman's Comp, Auto, and Umbrella coverage; Client named additional insured under GL. Certificates furnished prior to work. **Lien rights:** Preserved under Chapter 713, Florida Statutes, until payment received in full. **Indemnification & limitation of liability:** Contractor indemnifies Client for negligence, recklessness, or willful misconduct in performance; Contractor's liability capped at the contract price ($33,111.80); consequential / incidental damages excluded except for gross negligence, willful misconduct, or personal injury. **Notices & dispute resolution:** Written notice via email with confirmation, personal delivery, or certified mail; disputes first to good-faith discussion, then non-binding mediation in Palm Beach County FL. **Governing law:** State of Florida; venue Palm Beach County. **Termination / force majeure:** Either party may terminate on material breach not cured within three (3) days; delays beyond Contractor's control not chargeable. **Entire agreement:** This Proposal together with the parent Take-Off Agreement under Est #PB-2026-173 constitutes the entire understanding regarding the cap extension upgrade; amendments in writing only.

8. ACCEPTANCE & AUTHORIZATION TO PROCEED

By signing below the parties acknowledge and agree to the scope, materials, payment schedule, warranty, and general terms above. Client authorizes Contractor to (i) execute the cap width extension concurrent with the parent cap pour under Est #PB-2026-173, (ii) prepare and submit material specifications, and (iii) proceed with the Level VII finish and poly turf inlay, contingent on receipt of the 10% deposit ($3,311.18) and confirmation of the parent-scope pour date.

Building Management
220 Banyan Rd, Palm Beach FL 33480

Authorized signature

Print name & date

Brick and Mortar Company LLC
Insured · Florida Certified · 1-844-SEA-WALL

AbShaun N. Baksh

Authorized signature

Brick and Mortar Company LLC · September 15, 2026

Print name & date