



Proposal  
**PARKING LOT SERVICES**  
*GO GREEN WITH PLS!*

P.O. Box 23125  
Tampa, Florida 33623  
Phone: 813.964.6800  
Fax: 813.888.8868  
www.plsofflorida.com

Proposal Submitted To

#431243

Mr. Thomas D. Ward

Waterside Realty, LLC

6629 Midnight Pass Road

Siesta Key, FL 34242

April 21, 2025

(941) 350-2463

Oak Forest Villas

4794 Oak Forest Drive

Sarasota, FL 34231

**NO WARRANTIES ARE HONORED UNLESS PAYMENT IS MADE IN FULL**

We are pleased to submit this proposal for the following work at the above location.

**OPTION 1 - 1 COAT SQUEEGEE, 1 COAT SPRAY APPLICATION SYSTEM**

**(52,357 SQUARE FEET / 5,817 SQUARE YARDS)**

**WARRANTY - 18 MONTHS**

Price includes cleaning of all areas to be seal coated, priming all oil spots, and sealcoating with PMM sealer. We will apply a 2-coat application 1-coat squeegee 1-coat spray using 3 lbs. of sand and 2% additive per gallon, per coat, per manufacturer's specifications.

\* Sealcoat total investment based on 2 sections. Each additional section will be \$1,500.00 per section.

- ***Application Method: 1<sup>st</sup> coat of sealer applied by squeegee, 2<sup>nd</sup> coat by mechanical spray for maximum coverage and longevity of new sealer.***

**RECOMMENDED OPTION 1.....\$12,126.00**

**OPTION 2 - 2 COAT SPRAY APPLICATION SYSTEM**

**(52,357 SQUARE FEET / 5,817 SQUARE YARDS)**

**WARRANTY - 12 MONTHS**

Price includes cleaning of all areas to be seal coated, priming all oil spots, and sealcoating with PMM sealer. We will apply a 2-coat spray application using 3 lbs. of sand and 2% latex additive per gallon, per coat, per manufacturer's specifications.

\* Sealcoat total investment based on 2 sections. Each additional section will be \$1,500.00 per section.

- ***Application Method: 2 coats of sealer applied by mechanical spray***

**OPTION 2.....\$8,418.00**

**CONTRACT INVALID UNLESS EVERY PAGE IS SIGNED AND RETURNED**

Page 1 of 6

All material is guaranteed to be as described above. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized Signature Pete Ducato / cell (813) 399-2405

Note: This proposal may be withdrawn by us if not accepted within \_\_\_\_\_ days.

**Acceptance of Proposal** - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. **Payment will be made as outlined above. All payments later than 10 days after the due date shall bear interest at 18% per annum.**

Date of Acceptance: \_\_\_\_\_

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_



Proposal  
**PARKING LOT SERVICES**  
*GO GREEN WITH PLS!*

P.O. Box 23125  
Tampa, Florida 33623  
Phone: 813.964.6800  
Fax: 813.888.8868  
www.plsofflorida.com

Proposal Submitted To

#431243

Mr. Thomas D. Ward

Waterside Realty, LLC

6629 Midnight Pass Road

Siesta Key, FL 34242

April 21, 2025

(941) 350-2463

Oak Forest Villas

4794 Oak Forest Drive

Sarasota, FL 34231

**RESTRIPING**

We will re-stripe your parking areas using our power equipment and the best Federal Specifications paint available. The price includes:

IN WHITE

- 7 – Parking Stalls
- 1 – Stop Bar

\* Parking Lot Services is not responsible for chipping, cracking, or peeling of new paint from previously painted wheel stops, curbing or other surfaces.

RESTRIPING .....\$695.00

OPTION 1 OVERALL TOTAL .....\$12,821.00

OPTION 2 OVERALL TOTAL .....\$9,113.00

Notes:

- Price does not include permit fees unless explicitly stated. If a permit is required, a change order consisting of permit fees, a \$250 procurement fee and any additional work required by the city will be billed as separate line item.
- All irrigation must be turned off 24 hours prior and at the time of installation.
- Newly applied sealcoat is susceptible to tire marks and scuffing, which are not covered under warranty.
- To Minimize damage, avoid turning the steering wheel while the vehicle is stationary.

CONTRACT INVALID UNLESS EVERY PAGE IS SIGNED AND RETURNED

Page 2 of 6

All material is guaranteed to be as described above. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized Signature Pete Ducato / cell (813) 399-2405

Note: This proposal may be withdrawn by us if not accepted within \_\_\_\_\_ days.

**Acceptance of Proposal** – The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. **Payment will be made as outlined above. All payments later than 10 days after the due date shall bear interest at 18% per annum.**

Date of Acceptance: \_\_\_\_\_

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_



# Proposal

## PARKING LOT SERVICES

### GO GREEN WITH PLS!

P.O. Box 23125  
Tampa, Florida 33623  
Phone: 813.964.6800  
Fax: 813.888.8868  
www.plsofflorida.com

Proposal Submitted To

#431243

Mr. Thomas D. Ward

Waterside Realty, LLC

6629 Midnight Pass Road

Siesta Key, FL 34242

April 21, 2025

(941) 350-2463

Oak Forest Villas

4794 Oak Forest Drive

Sarasota, FL 34231

#### PARKING LOT SERVICES GENERAL TERMS & CONDITIONS

- DUE TO THE CURRENT VOLATILITY IN THE PETROLEUM MARKETS, ASPHALT PAVING PRICES MAY CHANGE AFTER CONTRACTED DATE DUE TO ASPHALT MATERIAL PRICE INCREASES. ANY PRICE INCREASE WILL BE REVIEWED AND APPROVED WITH THE CLIENT PRIOR TO START OF PROJECT.
- DUE TO THE CURRENT VOLATILITY IN THE RAW MATERIAL MARKETS, SEALCOATING PRICES MAY CHANGE AFTER CONTRACTED DATE DUE TO RAW MATERIAL PRICE INCREASES. ANY PRICE INCREASE WILL BE REVIEWED AND APPROVED WITH THE CLIENT PRIOR TO START OF PROJECT.
- Total investment is based on 1 mobilization. Each additional mobilization will be charged \$575.00 for Striping, \$1,500.00 for Asphalt or Concrete Repair, \$1,500.00 for Sealcoat and \$2,500.00 for Asphalt Overlays per additional mobilization
- Price does not include PERMIT fees, unless explicitly stated. If a permit is required, a change order consisting of permits fees, a \$250.00 procurement fee and any additional work required by the City, will be billed as separate line item. If as-built drawings are required to attain permit and cannot be provided by owner, there will be additional charge to provide as-built drawings.
- Price does not include testing, traffic control, lab fees, de-watering, tree removal or trimming, fence removal, relocation of utility or light poles, new landscaping, or sod, unless explicitly stated.
- All warranties are 12 Months unless explicitly stated otherwise. All warranties are for material, workmanship, excessive wear, blistering, and peeling. Warranty does not include base failure, tire tears, excessive grease, oil spots, or reflective cracking.
- New or sealed pavement is susceptible to scuffing, tire tears and indentations. PLS will not be responsible for warranting these items.
- Parking Lot Services cannot guarantee 100% drainage due to existing elevations and or conditions. Every effort will be made to attain proper drainage.
- If during an on-site evaluation your parking lot is found to have polished aggregate, PLS cannot warranty sealer in those areas. This is due to adhesion problems this situation causes.
- Parking Lot Services is not responsible for any liability arising from installation of speed bumps or wheel stops.
- Parking Lot Services will provide traffic cones and caution tape as needed and will quarantine off areas of work to assure the safety of all.
- Parking Lot Services is not responsible for any damage or replacement of underground pipe, above or underground utilities, irrigation, landscaping, sod, trees due to saw cutting and excavating of tree roots, or any other unforeseen items underground.
- Sealer will not hide cracks.
- Parking Lot Services is not responsible for overspray of sealing or tack coat products on concrete or decorative driveways with pavers. Please cover them before work begins if there are concerns.
- Parking Lot Services strongly recommends the replacement of all deteriorated wheel stops at its job sites. However, if the property owner or manager chooses not to replace existing wheel stops, PLS shall not be held responsible for any potential liability claims arising from accident or injury caused by, or in association with, these fixtures. PLS is not responsible for damage incurred in the removal and resetting of wheel stops.
- Customer is responsible for any towing charges incurred if vehicles need to be towed so that we can complete our work.
- Any asphalt or concrete mix required on Saturday or Sunday may require a minimum \$TBD plant opening fee per day.
- PLS is not responsible for vandalism of new work. Customer will be responsible for any costs incurred in fixing said work.

**CONTRACT INVALID UNLESS EVERY PAGE IS SIGNED AND RETURNED**

Page 3 of 6

All material is guaranteed to be as described above. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized Signature Pete Ducato / cell (813) 399-2405

Note: This proposal may be withdrawn by us if not accepted within \_\_\_\_\_ days.

**Acceptance of Proposal** – The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. **Payment will be made as outlined above. All payments later than 10 days after the due date shall bear interest at 18% per annum.**

Date of Acceptance: \_\_\_\_\_

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_



Proposal  
**PARKING LOT SERVICES**  
*GO GREEN WITH PLS!*

P.O. Box 23125  
Tampa, Florida 33623  
Phone: 813.964.6800  
Fax: 813.888.8868  
www.plsofflorida.com

Proposal Submitted To

#431243

Mr. Thomas D. Ward

Waterside Realty, LLC

6629 Midnight Pass Road

Siesta Key, FL 34242

April 21, 2025

(941) 350-2463

Oak Forest Villas

4794 Oak Forest Drive

Sarasota, FL 34231

**PAYMENT TERMS**

**PROJECTS OVER \$2,500.00 REQUIRE 50% OF TOTAL CONTRACT AMOUNT DUE PRIOR TO COMMENCEMENT OF PROJECT**

**FINAL PAYMENT DUE UPON SUBSTANTIAL COMPLETION –  
UNLESS OTHER ARRANGEMENTS ARE MADE WITH YOUR PROJECT MANAGER AND  
AGREED UPON IN WRITING**

NAME

DATE

- ☐ Request a Certificate of Insurance  
*(If special verbiage required, please provide a sample COI)*
- ☐ Request pictures for invoicing, if needed
- ☐ Please provide AP Contact name, phone number, and email:

*\* Scheduling can be activated upon receipt of a signed copy of the proposal.*

**\*Preferred Method of Payment, Check or ACH. We also accept Visa, Mastercard and Discover Cards with a 2.5% Convenience Fee. Amex accepted with a 3.5% Convenience Fee.**

**CONTRACT INVALID UNLESS EVERY PAGE IS SIGNED AND RETURNED**

Page 6 of 6

All material is guaranteed to be as described above. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized Signature Pete Ducato / cell (813) 399-2405

Note: This proposal may be withdrawn by us if not accepted within \_\_\_\_\_ days.

**Acceptance of Proposal** – The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. **Payment will be made as outlined above. All payments later than 10 days after the due date shall bear interest at 18% per annum.**

Date of Acceptance: \_\_\_\_\_

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_



Proposal  
**PARKING LOT SERVICES**  
*GO GREEN WITH PLS!*

P.O. Box 23125  
Tampa, Florida 33623  
Phone: 813.964.6800  
Fax: 813.888.8868  
www.plsofflorida.com

Proposal Submitted To

#431243

Mr. Thomas D. Ward  
Waterside Realty, LLC  
6629 Midnight Pass Road  
Siesta Key, FL 34242

April 21, 2025

(941) 350-2463

Oak Forest Villas

4794 Oak Forest Drive

Sarasota, FL 34231

After acceptance by all parties (by signature), this document shall be considered a binding contract. In the event that it shall become necessary to employ an attorney to collect any amount due under this contract, the customer will be liable for attorney's fees and costs incurred in said collection.

Owner shall pay all reasonable attorneys' fees and cost incurred by Parking Lot Services in collecting sums due under this contract, in enforcing any of the terms of this contract, or in being made a party to any litigation arising out of this Contract or the work performed or to be performed under this Contract.

**NO WARRANTIES ARE HONORED UNLESS PAYMENT IS MADE IN FULL**

All prices quoted herein shall remain in effect for 10 days unless an unforeseen and unprecedented situation should arise by notification of our product vendors. Should such action occur, however unexpected, we would endeavor to alert you of any increase with as much advance notice as possible.

SCHEDULING CAN BE ACTIVATED UPON RECEIPT OF A SIGNED COPY OF THIS PROPOSAL

**SUBSTANTIAL COMPLETION**

Project is largely complete based upon above specified work, excluding warranty or punch out list.

**CONTRACT INVALID UNLESS EVERY PAGE IS SIGNED AND RETURNED**

Page 4 of 6

All material is guaranteed to be as described above. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized Signature Pete Ducato / cell (813) 399-2405

Note: This proposal may be withdrawn by us if not accepted within \_\_\_\_\_ days.

**Acceptance of Proposal** – The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. **Payment will be made as outlined above. All payments later than 10 days after the due date shall bear interest at 18% per annum.**

Date of Acceptance: \_\_\_\_\_

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_



Proposal  
**PARKING LOT SERVICES**  
*GO GREEN WITH PLS!*

P.O. Box 23125  
Tampa, Florida 33623  
Phone: 813.964.6800  
Fax: 813.888.8868  
www.plsofflorida.com

Proposal Submitted To

#431243

Mr. Thomas D. Ward

Waterside Realty, LLC

6629 Midnight Pass Road

Siesta Key, FL 34242

April 21, 2025

(941) 350-2463

Oak Forest Villas

4794 Oak Forest Drive

Sarasota, FL 34231

We look forward to performing your parking lot improvements. During the planning phase of most projects certain items are often overlooked. If these tasks can be addressed beforehand, the execution phase should occur without incidents. Below are specific items you may need to address prior to beginning your project.

**Item I:**

Give adequate notification to residents, employees, or customers of the impending work and its scope. If you would like format ideas for notification letters, please contact us. Post notices in common areas to further reinforce the scheduled work date(s). Please be advised that due to the nature of this work, scheduling is contingent upon weather conditions. It would be recommended that you communicate this clearly in your letter of notification.

**Item II:**

If applicable, have a towing service scheduled in advance to remove cars on the days that the work is to be performed.

**Item III:**

If applicable, contact your trash removal service to relocate dumpsters off the pavement surface and/or reschedule pickup days.

**Item IV:**

Contact your grounds maintenance service and request that they do not cut the grass on the days that work is being performed. Also, do not water surrounding areas prior to or during the execution of this project.

**Item V:**

Notify and make arrangements for all scheduled deliveries and transportation for special needs individuals.

**I have fully read the above items and will execute any items  
that pertain to my project accordingly.**

**CONTRACT INVALID UNLESS EVERY PAGE IS SIGNED AND RETURNED**

Page 5 of 6

All material is guaranteed to be as described above. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized Signature Pete Ducato / cell (813) 399-2405

Note: This proposal may be withdrawn by us if not accepted within \_\_\_\_\_ days.

**Acceptance of Proposal** – The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. **Payment will be made as outlined above. All payments later than 10 days after the due date shall bear interest at 18% per annum.**

Date of Acceptance: \_\_\_\_\_

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_