

PROPOSAL

CITY OF SANIBEL, FLORIDA

Sanibel Historical Museum and Village Rutland House Roof Replacement Project August 21, 2025 @ 2:30PM

TO: CITY OF SANIBEL
Public Works Department
750 Dunlop Rd.
SANIBEL, FLORIDA 33957

Pursuant to the advertisement for bids, the undersigned having read the Specifications and examined the Drawings prepared by the City of Sanibel for the **Sanibel Historical Museum and Village Rutland House Roof Replacement Project** in the City of Sanibel, Florida, and having inspected the site of work and conditions affecting and governing same, hereby proposes to provide all materials, and all equipment, tools, etc., and to perform all labor necessary for the installation as specified and described in said Specifications.

The Total Bid Price for the work based on the summation of the extensions of the unit prices on the attached itemized proposal is:

Ninety-Two Thousand Six Hundred Twenty-Five Dollars (\$ 92,625.00)
(written)

TIME OF COMPLETION

The undersigned further agrees to complete the furnishings and construction of such work, ready for continuous and satisfactory operation in all respects, within **FORTY-FIVE (45)** calendar days of the Notice to Proceed.

TIME OF VALIDITY

It is hereby agreed that this proposal shall remain in full force and effect and may not be withdrawn for a period of sixty (60) days from the date of receiving proposals by the City of Sanibel.

BID SECURITY

The undersigned encloses herewith a certified check or cashier's check payable to the City of Sanibel, Florida or a bidder's bond bonding the undersigned and surety to the City of Sanibel, Florida in an amount not less than five percent (5%) of the total bid price as set out above, guaranteeing that the undersigned will enter into contract for the performance of the work if this proposal is accepted. It is hereby agreed that this proposal shall remain in full force and effect and may not be withdrawn for a period of sixty (60) days from the date of receiving proposals by the City of Sanibel, Florida.

ADDENDA

Receipt of Addenda Nos. _____ is hereby acknowledged.

Respectfully submitted,

Quick Roofing
Contractor

(Individual____), (Partnership____) or (Corporation X)

(SEAL)



ZOEY TIBBS
Notary Public
State of Florida
Comm# HH579929
Expires 8/8/2028

Zmt

Signed Peter Kuc

Name (print) Peter Kuc

Title Director State of Florida

Address 3624 DMG. Dr.

City / State Lakeland, FL. 33811

Telephone 407-383-8350

Fax _____

Email Pete.Kuc@quickroofing.com

DATE:

8/20/25

NOTE: The legal status of the bidder, whether as an individual, partnership or corporation, must be indicated above, and all pertinent information as required of the Specifications must be furnished.



CITY OF SANIBEL

HISTORICAL MUSEUM AND VILLAGE RUTLAND HOUSE ROOF REPLACEMENT PROJECT

**Bid Opening
July 21, 2025 @ 2:30p.m.**

PAY ITEMS					
Item No.	Quantity	Unit	Description	Unit Price (Words)	Unit Price \$ (Figures)
1	1	LS	Mobilization		\$ 1,829.27
2	1	LS	Demobilization		\$ Included in Line 1
3	2,300	SF	Demolition metal deck panels and nailer boards		\$ Included in Line 5
4	1,555	SF	Removal of insulation		\$ Included in Line 5
5	2,300	SF	Standing Seam Metal Roof Panels		\$ 80,629.57
6	2,300	SF	Plywood, underlayment and fasteners		\$ 6,461.89
7	154	LF	Ridge flashing and fasteners		\$ Included in Line 5
8	48	LF	Valley flashing and fasteners		\$ Included in Line 5
9	335	LF	Perimeter flashing and fasteners		\$ Included in Line 10
10	1,555	SF	Installation of R30 Insulation		\$ 3,704.27
11	1,217	LF	2x4 Lumber sistering with fasteners		\$ Included in Line 10
12	72	LF	Simpson Strong-Ties 3'-0" with fasteners		\$ Included in Line 10
13	148	LF	Simpson Strong-Ties continuous with fasteners		\$ Included in Line 10
14	84	EA	Simpson Strong Tie Hurricane Straps with fasteners		\$ Included in Line 10
PROJECT TOTAL					\$ 92,625.00

Document A310™ – 2010

Conforms with The American Institute of Architects AIA Document 310

Bid Bond

CONTRACTOR:

(Name, legal status and address)

Quick Roofing, LLC
925 East Kennedale Parkway
Kennedale, TX 76060

OWNER:

(Name, legal status and address)

City of Sanibel, Public Works Department
750 Dunlop Road
Sanibel, FL 33957

SURETY:

(Name, legal status and principal place of business)

Harco National Insurance Company
4200 Six Forks Road, Suite 1400
Raleigh, NC 27609
Mailing Address for Notices
same as above

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

BOND AMOUNT: 5% Five Percent of Amount Bid

PROJECT:

(Name, location or address, and Project number, if any)

Sanibel Historical Museum and Village Rutland House Roof Replacement Project

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 21st day of August, 2025.

Quick Roofing, LLC

(Principal)

(Seal)

(Witness)

By:

(Title)

Harco National Insurance Company

(Surety)

(Seal)

By:

(Title) Eamonn Long, Attorney-in-Fact

(Witness)



**POWER OF ATTORNEY
HARCO NATIONAL INSURANCE COMPANY
INTERNATIONAL FIDELITY INSURANCE COMPANY**

Member companies of IAT Insurance Group, Headquartered: 4200 Six Forks Rd, Suite 1400, Raleigh, NC 27609

Bond # Bid Bond
Principal Quick Roofing, LLC
Obligee City of Sanibel, Public Works Department

KNOW ALL MEN BY THESE PRESENTS That HARCO NATIONAL INSURANCE COMPANY, a corporation organized and existing under the laws of the State of Illinois, and INTERNATIONAL FIDELITY INSURANCE COMPANY, a corporation organized and existing under the laws of the State of New Jersey, and having their principal offices located respectively in the cities of Rolling Meadows, Illinois and Newark, New Jersey, do hereby constitute and appoint

Eamonn Long

their true and lawful attorney(s) in fact to execute, seal and deliver for and on its behalf as surety, any and all bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof, which are or may be allowed, required or permitted by law, statute, rule, regulation, contract or otherwise, including but not limited to Proposal Bonds and Consents of Surety, and the execution of such instrument(s) in pursuance of these presents, shall be as binding upon the said HARCO NATIONAL INSURANCE COMPANY and INTERNATIONAL FIDELITY INSURANCE COMPANY, as fully and amply, to all intents and purposes, as if the same had been duly executed and acknowledged by their regularly elected officers at their principal offices.

This Power of Attorney is executed, and may be revoked, pursuant to and by authority of the By-Laws of HARCO NATIONAL INSURANCE COMPANY and INTERNATIONAL FIDELITY INSURANCE COMPANY and is granted under and by authority of the following resolution adopted by the Board of Directors of INTERNATIONAL FIDELITY INSURANCE COMPANY at a meeting duly held on the 3rd day of June 2025 and by the Board of Directors of HARCO NATIONAL INSURANCE COMPANY at a meeting held on the 3rd day of June 2025.

"RESOLVED, that (1) the Chief Executive Officer, President, Executive Vice President, Senior Vice President, Vice President, or Secretary of the Corporation shall have the power to appoint, and to revoke the appointments of, Attorneys-in-Fact or agents with power and authority as defined or limited in their respective powers of attorney, and to execute on behalf of the Corporation and affix the Corporation's seal thereto, bonds, undertakings, recognizances, contracts of indemnity and other written obligations in the nature thereof or related thereto, and (2) any such Officers of the Corporation may appoint and revoke the appointments of joint-control custodians, agents for acceptance of process, and Attorneys-in-fact with authority to execute waivers and consents on behalf of the Corporation, and (3) the signature of any such Officer of the Corporation and the Corporation's seal may be affixed by facsimile to any power of attorney or certification given for the execution of any bond, undertaking, recognition, contract of indemnity or other written obligation in the nature thereof or related thereto, including but not limited to Proposal Bonds and Consents of Surety, such signature and seals when so used whether heretofore or hereafter, being hereby adopted by the Corporation as the original signature of such officer and the original seal of the Corporation, to be valid and binding upon the Corporation with the same force and effect as though manually affixed."

IN WITNESS WHEREOF, HARCO NATIONAL INSURANCE COMPANY and INTERNATIONAL
FIDELITY INSURANCE COMPANY have each executed and attested these presents
on this 21st day of August, 2025



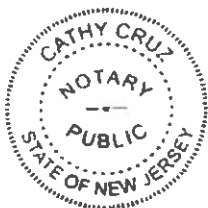
STATE OF NEW JERSEY
County of Essex

Michael F. Zurcher
Executive Vice President, Harco National Insurance Company
and International Fidelity Insurance Company

STATE OF ILLINOIS
County of Cook



On this 21st day of August, 2025, before me came the individual who executed the preceding instrument, to me personally known, and, being by me duly sworn, said he is the therein described and authorized officer of HARCO NATIONAL INSURANCE COMPANY and INTERNATIONAL FIDELITY INSURANCE COMPANY; that the seals affixed to said instrument are the Corporate Seals of said Companies; that the said Corporate Seals and his signature were duly affixed by order of the Boards of Directors of said Companies.



IN TESTIMONY WHEREOF, I have hereunto set my hand affixed my Official Seal, at the City of Newark, New Jersey the day and year first above written.

Cathy Cruz
a Notary Public of New Jersey
My Commission Expires April 16, 2029

CERTIFICATION

I, the undersigned officer of HARCO NATIONAL INSURANCE COMPANY and INTERNATIONAL FIDELITY INSURANCE COMPANY do hereby certify that I have compared the foregoing copy of the Power of Attorney and affidavit, and the copy of the Sections of the By-Laws of said Companies as set forth in said Power of Attorney, with the originals on file in the home office of said companies, and that the same are correct transcripts thereof, and of the whole of the said originals, and that the said Power of Attorney has not been revoked and is now in full force and effect.

IN TESTIMONY WHEREOF, I have hereunto set my hand this 21st day of August, 2025

Irene Martine Assistant Secretary

HARCO NATIONAL INSURANCE COMPANY
1701 GOLF ROAD, SUITE 1-600, ROLLING MEADOWS, IL 60008

STATEMENT OF ASSETS, LIABILITIES, SURPLUS AND OTHER FUNDS
AT DECEMBER 31, 2024

ASSETS

Bonds (Amortized Value)	\$151,003,602
Stocks (Preferred Stocks)	5,295,012
Stocks (Common Stocks)	1,117,319,913
Cash, Bank Deposits & Short-Term Investments	101,581,740
Other Invested Assets	0
Unpaid Premiums & Assumed Balances	147,431,464
Deferred Premiums, Agents Balances & Installments booked	12,276,867
Reinsurance Recoverable from Reinsurers	43,214,951
Reinsurance - Funds Held by or deposited with reinsured companies ..	15,163,786
Current Federal & Foreign Income Tax Recoverable & Interest	14,121,633
Investment Income Due and Accrued	2,090,174
Receivables from Parent Subsidiaries & Affiliates	14,302,543
Other Assets	1,052,236
TOTAL ASSETS	<u>\$1,621,853,921</u>

LIABILITIES, SURPLUS & OTHER FUNDS

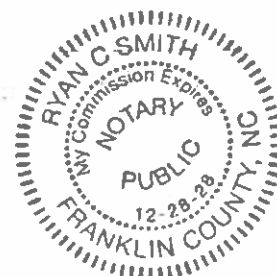
Losses (Reported Losses Net as to Reinsurance Ceded and Incurred But Not Reported Losses)	\$217,385,914
Reinsurance payable on paid losses & loss adjustment expense	661,855
Loss Adjustment Expenses	42,734,045
Commissions Payable, Contingent Commissions & Other Similar Charges	1,367,674
Other Expenses (Excluding Taxes, Licenses and Fees)	0
Taxes, Licenses & Fees (Excluding Federal Income Tax)	1,414,883
Current federal and foreign income taxes	0
Net Deferred Tax Liability	14,515,327
Unearned Premiums	164,124,841
Advance Premium	1,242,801
Ceded Reinsurance Premiums Payable	53,505,057
Funds held by Company under reinsurance treaties	29,506,468
Amounts Withheld by Company for Account of Others	62,460,811
Payable to Parent Subsidiaries & Affiliates	11,222,841
Other Liabilities	2,797,065
TOTAL LIABILITIES	<u>\$603,939,582</u>
 Common Capital Stock	 \$3,500,000
Gross Paid-in & Contributed Surplus	670,781,834
Unassigned Funds (Surplus)	346,632,501
Surplus as Regards Policyholders	<u>\$1,020,914,339</u>
TOTAL LIABILITIES, SURPLUS & OTHER FUNDS	<u>\$1,621,853,921</u>

I, John Mruk, Treasurer of HARCO NATIONAL INSURANCE COMPANY, certify that the foregoing is a fair statement of Assets, Liabilities, Surplus and Other Funds of this Company, at the close of business, December 31, 2024, as reflected by its books and records and as reported in its statement on file with the Insurance Department of the State of Illinois.

IN TESTIMONY WHEREOF, I have set my hand and affixed the seal of the Company, this 25th day of February, 2025.
HARCO NATIONAL INSURANCE COMPANY

SIGNED AND SWORN to before me on this 25th day of February, 2025.

Ryan C. Smith
NOTARY PUBLIC, STATE OF NORTH Carolina



TERMS AND CONDITIONS

You may cancel this contract from the day you enter into the contract until 10 days after you receive a copy of the contract. You do not need a reason to cancel. If you do not receive the goods or services within 30 days of the date stated in the contract, you may cancel this contract within one year of the contract date. You lose that right if you accept delivery after the 30 days. There are other grounds for extended cancellation. For more information, you may contact your state/territorial consumer affairs office. If you cancel this contract, the seller has 15 days to refund your money and any trade-in, or the cash value of the trade-in. You must then return the goods. To cancel, you must give notice of cancellation at the address in this contract. You must give notice of cancellation by a method that will allow you to prove that you gave notice, including registered mail, fax or by personal delivery.

I understand that if roof rot is discovered during tear-off Quick Roofing LLC reserves the right to replace sheathing and bill me up to \$200 in addition to the estimated cost below without notifying me in advance. The homeowner will be notified if wood replacement is projected to exceed \$200.

I understand that I must remove items from the interior walls of my building that may be damaged or fall due to vibrations from the loading/installation of materials on to my roof (if applicable), or installation of siding. Quick Roofing LLC is not liable for such damages.

I understand that minor stucco damage may result when the roof is torn off areas where stucco meets my roof's surface, especially where improperly applied. Quick Roofing LLC is not liable for repairing said damage.

I understand that any warranty for material used during the project is provided by the material manufacturer. Unless agreed upon otherwise, Quick Roofing LLC provides a 7-year Workmanship Warranty on portions of the project in which Quick Roofing LLC fully replaced any existing products. Full warranty details available by request.

I understand that, unless agreed upon, this does not apply to products, some of which may deteriorate more rapidly (i.e. sealants) and should be inspected on a regular basis and am not responsible for material shortage and have no claim to material surpluses.

I certify that I am the registered owner of the above project property or have the legal permission to authorize Quick Roofing LLC to perform the work as stated and agree to pay the total project price.

I understand that any insurance claims are subject to the specific terms and conditions outlined by my insurance company and may be subject to insurance company approval.

I understand that payment in full is due upon completion of work as stated in contract. All invoices not paid in full after 15 days will be subject to a 2% per month interest charge.

I understand that approval of my estimate is subject to customer credit approval by Quick Roofing LLC. I agree that Quick Roofing LLC may access my credit bureau report(s), trade references, and other credit information prior to granting credit approval.

GENERAL CONDITIONS

GENERAL CONDITIONS

Quick Roofing to provide full time project manager to be onsite as a liaison for Quick Roofing, and your go person responsible for the handling of any on-site situation that may arise.

Quick Roofing to notify tenants and management for all start times.

Quick Roofing to maintain a Staging Area for equipment and materials.

All debris to be placed in receptacles provided by Quick Roofing and hauled away.

Quick Roofing to provide telescoping forklift and aerial lift for duration of work.

Quick Roofing to provide portable sanitary facilities for the duration of our work.

Quick Roofing to provide occupant protection measures and signage for duration of our work.

Quick Roofing to provide external access to the roof for its workers.

Quick Roofing to provide the following insurance coverages:

Property owner, and/or General Contractor to be listed as additional insured upon approval of this agreement.

General Liability (\$2MM)

Worker's Compensation (\$1MM)

Leased/Rented Equipment Coverage

Quick Roofing to provide Owner with material warranty from manufacturer.

Quick Roofing to provide Owner with a five (7) year workmanship warranty on all work performed by Quick Roofing.

All work to be performed in a workmanlike manner and in strict accordance with applicable State and Local Building Codes and Manufacturer's Specifications.

QUICK ROOFING LLC - LIMITED WARRANTY

This document warrants that should a defect in workmanship, related to the work completed by Quick Roofing LLC, occur within 7 years of the project, Quick Roofing LLC will complete repairs within the original project's scope of work at no charge to the customer. This warranty does not cover normal wear and tear, hail damage, wind damage, sun damage, intentional or accidental damage by any person, or acts of God that may or may not merit an insurance claim. This warranty only applies to portions of the project in which Quick Roofing LLC fully replaced any existing products and does not cover repairs or service done to another contractor's work. Defects in the building materials used to complete work do not fall under the scope of this workmanship warranty; any building products installed will instead be covered by the product's original manufacturer warranty.

- This roof system design and proposal are subject to passing pull tests and engineering requirements of the applicable Local Building Code.
- The work will be accomplished and guaranteed in accordance with Quick Roofing LLC's Standard General Conditions and Limited Warranty, which are made a part of this Proposal and Agreement and incorporated herein by reference. YOUR SIGNATURE/INITIALS ACKNOWLEDGE RECEIPT AND APPROVAL OF THESE DOCUMENTS.
- Unless otherwise stated, all labor and material necessary to perform the above-described work will be furnished. Deposits may be required to place order for special order materials. If the entire job is not completed within any calendar month, progress payment for all labor and/or materials used on the job by the last day of each month are due no later than the tenth (10th) day of the succeeding month until the time final payment, upon completion, is due.
- Time is of the essence in executing this agreement. To guarantee pricing, please sign and return this proposal within 30 days. Prices quoted herein will not be guaranteed beyond this time.

Customer Signatures:

Authorized Signer

Date:

DISCLAIMERS

MANDATORY DISCLOSURES

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.

CHAPTER 558 DISCLOSURE

ANY CLAIMS FOR CONSTRUCTION DEFECTS ARE SUBJECT TO THE NOTICE AND CURE PROVISIONS OF CHAPTER 558, FLORIDA STATUTES. FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND PAYMENT, UP TO A LIMITED AMOUNT, MAY BE AVAILABLE FROM THE FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND IF YOU LOSE MONEY ON A PROJECT PERFORMED UNDER CONTRACT, WHERE THE LOSS RESULTS FROM SPECIFIED VIOLATIONS OF FLORIDA LAW BY A LICENSED CONTRACTOR. FOR INFORMATION ABOUT THE RECOVERY FUND AND FILING A CLAIM, CONTACT THE FLORIDA CONSTRUCTION INDUSTRY LICENSING BOARD AT THE FOLLOWING TELEPHONE NUMBER AND

ADDRESS:

Construction Industry Licensing Board
101 Blair Stone Road
Tallahassee, Florida 32399-

Ron DeSantis, Governor

Melanie S. Griffin, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

THE ROOFING CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

ARMSTRONG, JASON ERIC

QUICK ROOFING, LLC
5808 MYRA DRIVE
MANSFIELD TX 76063

LICENSE NUMBER: CCC1332575

EXPIRATION DATE: AUGUST 31, 2026

Always verify licenses online at MyFloridaLicense.com



ISSUED: 05/29/2024

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

Committed to getting your job done. Easier.®



February 23, 2023

ABC Supply Co., Inc.
One ABC Parkway
Beloit, WI 53511

To: Whom It May Concern:

Re: Quick Roofing

ABC is pleased to provide an open line of credit for Quick Roofing. ABC has done business for well over 10+ Years and they have performed in a satisfactory manner. Customer has had a high credit of Mid 7 figures.

Present Balance is \$5,246,506.41 ABC Supply Co., Inc. considers Quick Roofing to be a valued customers and are pleased to recommend them to you.

If you should have any further questions, please feel free to contact me at
or phone me @ 405.590.4576

ABC SUPPLY CO., INC.
Dana Shockley
CFS Manager National Account
Office Phone 405.590.4576

Fax 866.410.8738 AMERICA'S LARGEST ROOFING, SIDING AND WINDOWS
WHOLESALE