

Construction/Renovation Agreement

Agreement between Owner(s) in Apt. ____ and The Mantell Condominium Assoc.
when construction and/or renovation is being done with hired outside workers.

Owner(s) agrees to the following:

1. To follow all of the House Rules that apply (e.g. refuse, moving in and out of materials, construction/renovation, security);
2. To obtain the required insurance from the contractor and name The Mantell Condominium Assoc. on the policy;
3. To submit the required \$1,000.00 check, made out to The Mantell Condominium Assoc., non-interest bearing security deposit to GRS Management, Inc., 7900 NW 155th St., Suite 205, Miami Lakes, FL 33016, before commencing any work;
4. That no work will be done other than that which is specifically noted in the plans and or letter approved by the board and attached to this agreement;
5. Will assume responsibility for any work done which is not in accordance with current building codes and be responsible for restoring back to original condition, if required;
6. Any work that involves shutting off the building's plumbing system will require a 48 hour notice. If a second shut-off is necessary, an additional \$250 fee will be assessed. Only a plumbing company approved by the Mantell - Stolpmann, Empire, Miami Shores, and Ed Hilman - is allowed to shut water off. And are to be paid by the owner requesting the shut off.
7. Work is to be done between the hours of 10AM and 6PM Monday through Friday. No work is to be done on weekends or holidays; quiet work such as painting is ok during the off hours.
8. To submit to periodic inspections by the board at the board's request;
9. To submit date of commencement and projected date of completion;
10. If the building needs to seek legal, engineering or other professional advice with regards to the work being done, Owner(s) will reimburse The Mantell Condominium Assoc. for reasonable fees incurred;
11. All water, steam and gas valves, circuit breakers and circuit panel, gas meter, telephone boxes, and plumbing valves will be reasonably accessible, as long as a work permit has been obtained;

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12. To protect the building's entrance, elevator and hallways when construction materials are being delivered or removed; and to have workers clean up hallways daily. All construction related activities must use the side entrance. The front lobby entrance is not to be used by workers or deliveries.

13. To have the inside and underside of the apartment doorway lined with plastic or other suitable materials that will contain plaster dust, sawdust and other airborne waste, resulting from cutting, grinding and sanding, from seeping into the hallways and elevator mechanisms; to have all floor refinishing waste, including chemicals, removed from apartment the same day that the work is being done to prevent an internal combustion fire hazard; to provide a damp foot cleaning surface inside of apartment for workers to clean their shoes when leaving the premises;

14. That Owner(s) is responsible to get all necessary permits and the Owner is responsible to pay any applicable fines in failure to do such. That the Owner(s) is responsible for assuring that outside contractors are licensed professionals (i.e. plumbers, electricians); electricians and plumbers must present copies of their licenses to the building to keep on file.

15. To contact the board of directors when the job is completed to verify that there have been no violations of this agreement and therefore possible fines. Note: It is suggested that this take place before the last payment is made to the contractor.

Owner(s)

Date

Owner(s)

Date

The Mantell Condominium Assoc.

Date