

AGREEMENT FOR THE REPLACEMENT OF WINDOWS AND DOORS AT KELSEY PARK PRO-SHOP

THIS **AGREEMENT** (the "Agreement") is made and entered into this ____ day of _____, 2025, by and between the **Town of Lake Park**, a municipal corporation of the State of Florida, 535 Park Avenue, Lake Park, Florida 33403 ("Town"), and **Mueller Construction & Management Company**, 1557 Cypress Drive, Unit 1, Jupiter, FL 33469 ("Contractor").

WITNESSETH THAT

WHEREAS, the Town of Lake Park, Florida ("Town") issued a Request for Proposal (**RFQ No. 129-2025**) for the replacement of windows and doors at the Kelsey Park Pro-Shop; and

WHEREAS, Mueller Construction & Management Company submitted a proposal in response; and

WHEREAS, following evaluation, Mueller Construction & Management Company was determined to be the most responsive and responsible proposer; and

WHEREAS, the Town desires to enter into an agreement with Mueller Construction & Management Company;

NOW THEREFORE, the Town and the Contractor, in consideration of the mutual promises contained herein, agree as follows:

Scope of Services – The Contractor shall provide all labor, materials, equipment, components, transportation, disposal services, supervision, permitting, and incidentals necessary to complete the **Replacement of Windows and Doors at the Kelsey Park Pro-Shop** in accordance with **RFQ No. 129-2025** and the Contractor's submitted proposal. Work shall include, but is not limited to, the following:

1. Site Protection and Preparation

- Secure and barricade the work area for safety and public access control.
- Protect all existing structures, utilities, interior surfaces, and landscape features.

2. Removal and Disposal

- Remove and properly dispose of existing windows, door units, frames, hardware, sealants, and damaged materials.
- Remove old fasteners, anchors, adhesive residue, and deteriorated substrate as required.

3. Supply and Installation of New Units

- Furnish and install **hurricane-rated, impact-resistant windows and doors** meeting the **2023 Florida Building Code (FBC)** and **Miami-Dade or State of Florida Product Approval** specifications.

- Install associated framing, reinforcement, mullions, anchoring systems, and hardware.
- Verify all dimensions in the field prior to fabrication.
- 4. **Weatherproofing and Sealing**
 - Apply appropriate waterproofing membranes, backing rods, sealants, and flashing systems.
 - Ensure final installations are watertight and wind-load compliant.
- 5. **Surface and Finish Restoration**
 - Repair stucco, drywall, or related finishes affected by removal and installation activities.
 - Patch, texture, and repaint areas to achieve a uniform match with existing building conditions.
- 6. **Testing and Compliance Verification**
 - Perform operational and seal integrity testing of all installed windows and doors.
 - Confirm compliance with the Florida Building Code and Town specifications.
- 7. **Site Cleanup and Delivery**
 - Remove and dispose of all construction debris off-site.
 - Restore the site to clean, safe, and usable condition.
- 8. **Permitting**
 - Obtain and close all necessary building permits.
 - Pay associated permit fees unless waived.

Term – This Agreement shall commence on November 19, 2025, and work shall be completed within **60 calendar days** from the Town’s issuance of the Notice to Proceed.

Compensation – The Town shall pay the Contractor \$23,418.95.

Public Records Compliance – The Contractor shall comply with Florida’s Public Records Law as outlined in Chapter 119, Florida Statutes.

Entire Agreement – This Agreement, including all exhibits, constitutes the entire agreement between the parties and supersedes all prior negotiations or agreements.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year last executed below.

TOWN OF LAKE PARK

By: _____
 Name: _____
 Title: _____
 Date: _____

MUELLER CONSTRUCTION & MANAGEMENT COMPANY

By: _____

Name: _____

Title: _____

Date: _____