

**ELEVENTH AMENDMENT TO THE AGREEMENT BETWEEN THE DELRAY BEACH
COMMUNITY REDEVELOPMENT AGENCY AND AHRENS COMPANIES**

THIS ELEVENTH AMENDMENT is hereby made and entered into this ____ day of _____, 2025, (the "Effective Date") by and between the **DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY**, a public body, corporate and politic, duly created and operated pursuant to Chapter 163, Florida Statutes, (hereafter referred to as "CRA"), whose address is 20 N. Swinton Avenue, Delray Beach, Florida 33444, and **AHRENS ENTERPRISES, INC. dba AHRENS COMPANIES**, a Florida corporation (hereafter referred to as "Contractor"), whose address is 1461 Kinetic Road, Lake Park, FL 33403.

WITNESSETH:

WHEREAS, the CRA and the CONTRACTOR previously entered into an Agreement dated February 23, 2023, for the 95 SW 5th Avenue Commercial Building Construction Project pursuant to the CRA's Invitation to Bid CRA No. 2022-01-R and addendums ("ITB), and the CONTRACTOR's response to the ITB, including all documents required thereunder ("Agreement"); and

WHEREAS, the CRA and CONTRACTOR previously entered into a First Amendment to the Agreement dated April 25, 2023, to add a liquidated damages provision and clarifying certain terms of the ITB ("First Amendment"); and

WHEREAS, the CRA and the CONTRACTOR previously entered into a Second Amendment to the Agreement dated October 11, 2023, to increase the compensation to the CONTRACTOR in an amount not to exceed \$1,500.00 for increases in the costs of materials and labor to perform necessary structural adjustments to the foundation of the commercial building ("Second Amendment"); and

WHEREAS the CRA and the CONTRACTOR previously entered into a Third Amendment to the Agreement dated January 29, 2024, in order to increase the compensation to the CONTRACTOR in an amount not to exceed \$102,300.34 for increases in the cost and labor to supply Garland Modified Roofing Systems as per the ITB, increases in the cost and labor to perform column adjustments, increases in the cost and labor to perform concrete, masonry, electrical and mechanical changes, and increase in cost and labor for stucco work on the exterior trash room ("Third Amendment"); and

WHEREAS the CRA and the CONTRACTOR previously entered into a Fourth Amendment to the Agreement dated February 29, 2024, in order to increase the compensation to the CONTRACTOR in an amount not to exceed \$3,314.36 for materials and labor to perform necessary structural adjustments for openings at the front of the commercial building ("Fourth Amendment"); and

WHEREAS, the CRA and the CONTRACTOR previously entered into a Fifth Amendment to the Agreement dated June 20, 2024, in order to modify the Termination Date to November 21, 2024, and increase the compensation to the CONTRACTOR in an amount not to exceed \$17,170.62 for materials and labor to perform column adjustments, materials and labor to add a second floor mop sink and wall bumper, materials and labor to remove a tree, storage cost for glass doors and window frames and storage cost for HVAC system ("Fifth Amendment"); and

WHEREAS, the CRA and the CONTRACTOR previously entered into a Sixth Amendment to the Agreement in order to increase the compensation to the CONTRACTOR in an amount not to exceed \$40,843.42 for materials and labor to add a drywall header at the ceiling, to add a metal frame and anchors for louvers at the garage entrance, to increase the beam width from 8" to 12" on the East and West sides of the roof, and to account for necessary extension of the builders risk insurance due

to the extension of the Termination Date ("Sixth Amendment"); and

WHEREAS, the CRA and the CONTRACTOR previously entered into a Seventh Amendment to the Agreement in order to increase the compensation to the CONTRACTOR in an amount not to exceed \$3,549.77 for materials and labor to perform a directional bore related to electrical work, and in order to perform special inspections for hoist beam and interior stairs as required by the City of Delray Beach Building Inspector ("Seventh Amendment"); and

WHEREAS, the CRA and the CONTRACTOR previously entered into an Eighth Amendment to the Agreement to extend the Contract Term with no increase to the compensation to the CONTRACTOR ("Eighth Amendment"); and

WHEREAS, the CRA and the CONTRACTOR previously entered into a Ninth Amendment to the Agreement in order to increase the compensation to the CONTRACTOR in an amount not to exceed \$51,825.29 for materials and labor to perform additional electrical work, removal of a floor sink, installation of a janitor's sink, and costs and fees related to elevator storage and labor, builder's risk insurance, sidewalk planters, and wall packs; and to extend the Contract Term to June 2, 2025 ("Ninth Amendment");

WHEREAS, the CRA and the CONTRACTOR entered into a Tenth Amendment to increase the compensation to the CONTRACTOR in an amount not to \$53,102.33 for extended general conditions expenses incurred by the CONTRACTOR ("Tenth Amendment"); and

WHEREAS, the CRA and the CONTRACTOR desire to enter into this Eleventh Amendment to the Agreement ("Eleventh Amendment") to increase the compensation to the CONTRACTOR in an amount not to exceed SEVENTY-FOUR THOUSAND SIX HUNDRED THIRTY-ONE DOLLARS AND SEVENTY-EIGHT CENTS (\$74,631.78) for the necessary labor, equipment, materials, and subcontractor services for the installation of a new sprinkler system by the CONTRACTOR; and

NOW THEREFORE, in consideration of the promises, mutual covenants, provisions, and

undertakings hereinafter contained, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. That the recitals set forth above are true and correct and are incorporated herein by reference.

2. That the CRA and the CONTRACTOR agree to amend the Agreement, as amended, to increase the compensation to the CONTRACTOR in an amount not to exceed SEVENTY-FOUR THOUSAND SIX HUNDRED THIRTY-ONE DOLLARS AND SEVENTY-EIGHT CENTS (\$74,631.78) for labor, equipment, materials, and subcontractor services for the installation of a new sprinkler system by the CONTRACTOR as set forth in the Change Orders attached as "Exhibit A" to this Eleventh Amendment.

3. That the CRA and the CONTRACTOR agree that the total contract amount of THREE MILLION EIGHTY-EIGHT THOUSAND TWO HUNDRED FIVE DOLLARS AND NINETY-ONE CENTS (\$3,088,205.91).

4. That except as amended herein, the CRA and CONTRACTOR ratify, approve, and reaffirm the terms of the Agreement, First Amendment, Second Amendment, Third Amendment, Fourth Amendment, Fifth Amendment, Sixth Amendment, Seventh Amendment, Eighth Amendment, Ninth Amendment, and Tenth Amendment. The Agreement, First Amendment, Second Amendment, Third Amendment, Fourth Amendment, Fifth Amendment, Sixth Amendment, Seventh Amendment, Eighth Amendment, Ninth Amendment, Tenth Amendment, and this Eleventh Amendment shall remain in full force and effect, except as amended herein.

5. In the event of any conflict or ambiguity by and between the terms and provisions of the Agreement, First Amendment, Second Amendment, Third Amendment, Fourth Amendment, Fifth Amendment, Sixth Amendment, Seventh Amendment, Eighth Amendment, Ninth Amendment, Tenth Amendment, and Eleventh Amendment this Eleventh Amendment shall control to the extent of any such conflict or ambiguity.

6. All capitalized terms used but not defined herein shall have the meaning assigned in the Agreement, as amended.

SIGNATURE PAGE TO FOLLOW.

IN WITNESS WHEREOF, the parties have executed this Eleventh Amendment
to the Agreement on the date first written above.

ATTEST:

DELRAY BEACH COMMUNITY
REDEVELOPMENT AGENCY

Renee A. Jadusingh, Esq.
CRA Executive Director

Angela D. Burns
CRA Board Chair

Approved as to Form:

CRA Legal Counsel

ATTEST:

AHRENS ENTERPIRSES, INC., dba AHRENS
COMPANIES, a Florida Corporation

Print Name: _____

Print Name: _____

Title: _____

Title: _____
(SEAL)

STATE OF FLORIDA
COUNTY OF

The foregoing instrument was acknowledged before me this ____ day of _____, 2025,
by _____, as _____ (name of officer or agent,
title of officer or agent), of AHRENS ENTERPIRSES, INC., dba AHRENS COMPANIES., a
Florida corporation, on behalf of the corporation. He/She is personally known to me or has
produced _____ (type of identification) as identification.

NOTARY PUBLIC

Exhibit A



October 17th, 2025

Delray Beach CRA
Ivan Cabrera
20 North Swinton Avenue
Delray Beach, FL 33444

RE: Proposal for the Addition of a Fire Sprinkler System CO# 37

Mr. Cabrera,

Ahrens Companies proposes to provide all necessary labor, equipment, material, and subcontractor services to install a new sprinkler system per drawings dated 09/22/2025 complete for the lump sum of **SEVENTY FOUR THOUSAND SIX HUNDRED THIRTY ONE DOLLARS AND SEVENTY EIGHT CENTS (\$74,631.78)**.

The above cost includes a functional fire sprinkler system per drawings dated 09/22/2025, excavation as needed for the wet tap and underground fire line, restoration of all sod and landscaping impacted during excavation, all core drilling necessary for fire line routing, fire caulking of all penetrations, all tamper switches and flow switches called for on the construction documents, touchup paint where necessary, lobby lights made unswitched per state elevator inspector, fire extinguishers in the lobbies within 20' of the elevator door, an elevator operator for 3 days to move cab as needed for fire sprinkler and fire alarm work, an elevator reinspection fee, final cleaning, and supervision at all times while work is progressing.

Excluded from the cost above is permitting fees, overtime work (including around holidays), any work on the second floor, any additional work not on drawings mandated during inspections, or any unforeseen conditions.

Please see the cost breakout and backup attached to this cover letter.

Thank you,
Ahrens Companies

Richard C. Ahrens
President/CEO

Attachments: Cost breakout & backup

AHRENS COMPANIES

1461 Kinetic Road
Lake Park, FL 33403-1911
Ph : (561) 839-2822 Fax: (561) 863-9007

Change Order

Project:

22-000054 95 SW 5th AVENUE COMMERCIAL
BUILDING CONSTRUCTION (CRA)
DELRAY BEACH, FL 33444

Change Order: 37

Date: 10/17/2025

To Contractor:

AHRENS COMPANIES
1461 Kinetic Road
Lake Park, FL 33403-1911

The Contract is changed as follows:

ADD FIRE SPRINKLER SYSTEM FOR THE ELEVATOR

\$74,631.78

RECEIPT OF APPROVED CHANGE ORDER IS REQUIRED **10/24/2025** IN ORDER FOR AHRENS COMPANIES TO ISSUE THE REQUIRED CHANGE ORDERS AND SCHEDULE WORK. ONCE THE CHANGE ORDER IS RECEIVED BY AHRENS COMPANIES, THE START DATE WILL BE ESTABLISHED AND COMPLETION DAYS AS STATED BELOW . IF THE CHANGE ORDER IS RECEIVED AFTER THIS DATE , NOTIFICATION WILL BE PROVIDED ON POTENTIAL CONSTRUCTION SCHEDULE IMPACT AND CHARGES FOR ADDITINAL GENERAL CONDITIONS .

MATERIAL AND LABOR ASSOCIATED WITH THE INSTALLATION OF A NEW FIRE SPRINKLER SYSTEM FOR THE ELEVATOR AS REQUESTED BY BUILDING OFFICIAL.

The original Contract Amount was	\$2,739,968.00
Net change by previously authorized Change Orders	\$273,606.13
The Contract Amount prior to this Change Order was	\$3,013,574.14
The Contract will be changed by this Change Order in the amount of	\$74,631.78
The new Contract Amount including this Change Order will be	\$3,088,205.91
The Contract Time will be TBD.	
The date of Substantial Completion as of the date of this Change Order therefore is	

NOT VALID UNTIL SIGNED BY THE CONTRACTOR AND OWNER. CHANGE REQUEST/CHANGE ORDER VOID IF NOT SIGNED WITHIN 30 DAYS

AHRENS COMPANIES

CONTRACTOR

1461 Kinetic Road
Lake Park, FL 33403-1911



(Signature)

Richard C. Ahrens, CEO/President

By

10/17/2025

Date

OWNER

(Signature)

By

Date

AHRENS COMPANIES

1461 Kinetic Road
Lake Park, FL 33403-1911
Ph : (561) 839-2822

Change Request

To: IVAN CABRERA
DELRAY BEACH CRA
20 North Swinton Avenue
Delray Beach, Florida 33444
Delray Beach, FL 33444

Number: 37
Date: 10/17/25
Job: 22-000054 95 SW 5th AVENUE COMMERCIAL
Phone:

Description: ADD FIRE SPRINKLER SYSTEM FOR THE ELEVATOR

Reason: Design Change

Initiated by: IVAN CABRERA (DELRAY BEACH CRA)

Source: RFI

We are pleased to offer the following specifications and pricing to make the following changes:

RECEIPT OF APPROVED CHANGE ORDER IS REQUIRED **10/24/2025** IN ORDER FOR AHRENS COMPANIES TO ISSUE THE REQUIRED CHANGE ORDERS AND SCHEDULE WORK. ONCE THE CHANGE ORDER IS RECEIVED BY AHRENS COMPANIES, THE START DATE WILL BE ESTABLISHED AND COMPLETION DAYS AS STATED BELOW . IF THE CHANGE ORDER IS RECEIVED AFTER THIS DATE , NOTIFICATION WILL BE PROVIDED ON POTENTIAL CONSTRUCTION SCHEDULE IMPACT AND CHARGES FOR ADDITINAL GENERAL CONDITIONS .

MATERIAL AND LABOR ASSOCIATED WITH THE INSTALLATION OF A NEW FIRE SPRINKLER SYSTEM FOR THE ELEVATOR AS REQUESTED BY BUILDING OFFICIAL.

Description	Price
LABOR AND MATERIAL TO INSTALL NEW SPRINKLER SYSTEM	\$55,151.50
PROJECT SUPERINTENDT 60 HRS@ \$65 PER HOUR	\$3,900.00
PROJECT MANAGER 40 HRS @ \$85 PER HOUR	\$3,400.00
GENERAL CONDITIONA 5% OF \$55,151.50	\$2,757.58
INSURANCES 1.45% OF \$65,209.08	\$945.53
OVERHEAD 6% OF \$65,209.08	\$3,912.54
MANAGEMENT FEE 5% OF \$65,209.08	\$3,260.45
BOND FEE 2% OF \$65,209.08	\$1,304.18
Subtotal:	\$74,631.78
Total:	\$74,631.78

If you have any questions, please contact me at .

Submitted by: SHAWN NESS

Approved by: _____
Date: _____

CHANGE ORDER REQUEST FORM

Project Name: Delray CRA

Date: October 17, 2025

Project Address: 95 SW 5TH AVE. DELRAY BEACH FL

CO #: 38

Item No.	Description	Qty	Unit	Amount	Remarks
Addition of a Fire Sprinkler System for the Elevator					
1	Fire Sprinkler	1	LS	\$ 26,865.00	Life Safety Mngmt
2	Fire Alarm	1	LS	\$ 6,732.05	Maritech
3	Core Drilling	1	LS	\$ 1,200.00	Edward
4	Fire Caulking	1	LS	\$ 1,750.00	Ahrens
5	SOD/Landscape Repair	1	LS	\$ 4,994.45	A Better Landscape
6	Touchup Paint	1	LS	\$ 1,000.00	Ahrens
7	Road Safety During Tap	1	LS	\$ 750.00	Ahrens
8	Elevator ReInspection Fee	1	LS	\$ 4,025.00	TK Elevator
9	Elevator Cab Control (3 Days)	1	LS	\$ 4,800.00	TK Elevator
10	Lobby Lights Constant Hot	1	LS	\$ 1,335.00	Langer
11	Fire Extinguishers	1	LS	\$ 200.00	Lake Worth Fire
12	As-Built Survey	1	LS	\$ 1,000.00	Caufield Wheeler
13	Final Clean	1	LS	\$ 500.00	Ahrens
Totals				\$ 55,151.50	
6	Project Superintendent	60	HR	\$ 3,900.00	\$65.00 Per Hour
8	Project Manager	40	HR	\$ 3,400.00	\$85.00 Per Hour
9	Expenses				
10	CO expenses				
11	General Conditions	1	LS	\$ 2,757.58	5.00%
12	Sub Total			\$ 65,209.08	
13	Insurance	1	LS	\$ 945.53	1.45%
14	Overhead Fee	1	LS	\$ 3,912.54	6.00%
15	Management Fee	1	LS	\$ 3,260.45	5.00%
16	Bond	1	LS	\$ 1,304.18	2.00%
17	Total Cost			\$ 74,631.78	

Proposal

2365 Vista Pkwy Suite 10
West Palm Beach, FL 33411
Phone: 561-841-6192
Fax: 561-841-6195
State Lic # FPC14-000010
FPC14-000044

CUSTOMER INFORMATION

Name	Shawn Ness	Date	October 8, 2025
Company	Ahrens Companies	Phone	561-231-3980
Address	1461 Kinetic Road	Fax	
City, State ZIP	Lake Park, FL 33403	Email	
Project Name	Delray CRA	Location	95 SW 5th Avenue

SCOPE OF WORK:

New 2" fire riser assembly, supply line to provide fire protection inside elevator pit per bid drawings starting at 1'-0 AFF

Includes: Sprinkler design for permit, labor, materials, and inspections with AHJ

Excludes: Permit fees, site work and electrical of new devices.

Work performed to meet local standard codes and AHJ

Work to be completed during regular business hours; Monday through Friday

We propose to furnish material and labor, complete in accordance with the above specification:

Four Thousand Five Hundred Dollars	\$	4,500.00
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Payment to be as follows: 50% Deposit / 50% Upon completion

All material to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any specifications may result in extra charges agreed upon before said change(s) are executed. All agreements contingent upon acts of God, strikes, accidents or delays beyond our control.



BASILIO RIABOUKHA, PRESIDENT

Cell: 561-693-9242 basilio@rbkfiresystems.com

ACCEPTANCE

The undersigned parties agree that failure to pay the total amount billed for services rendered in accordance with this proposal, when invoiced, may result in legal action for the amount due and will entitle the prevailing party to attorney's fees, interest, and any cost incurred to collect these outstanding debts. The proper venue for any and all legal action taken in connection with this proposal and/or following invoice shall be in the county of Palm Beach, Florida.

ACCEPTED BY

DATE

PRINT NAME

TITLE



Life Safety Management Proposal For: CRA Delray-Fire Sprinkler Installation

Shawn Ness

Ahrens Enterprises Inc.
95 SW 5TH AVE
Delray Beach, FL 33483

Presented By:
Lauren Harris
5612526070
lharris@lifesafety.net

Quote: 171339
Date: 10/09/2025

Statement of Work

1. SCOPE OF WORK - FIRE SPRINKLER

LifeSafety Management Inc (LSM) proposes to install a wet pipe fire sprinkler system per NFPA 13, 2019 in the newly constructed elevator shaft at CRA Delray. This proposal is based on the fire protection plans dated 9/22/2025. Sprinkler system installed to only supply elevator shaft protection. No protection to the existing building space is included. All piping to be black carbon steel.

LifeSafety Management Inc. (LSM) proposes to install the fire protection piping from the city water main to buildings riser location outside garage wall. This proposal is based upon drawing by Song associates, dated 9/11/2025. The underground supply piping begins with tapping into existing 8" city main. Lifesafety management will install new backflow preventer and install new FDC at locations identified on fire protection plans. Underground piping to be CPVC type.

Excavation of the trench needed to lay the piping is included, however, compaction of soil, replacement fill with any other than what was previously excavated is excluded.

Density testing is not included.

Dewatering up to a single 3HP trash pump is included. Trench depths not to exceed 5' are included. Any trench depth below 5' are excluded.

Professional Surveying and/or record drawings are not included.

All control valves and alarm devices to be wired by state licensed fire alarm or electrical contractor, and is excluded from this proposal.

Contractor to have required access holes cut and areas where piping to be run accessible. LSM not responsible for any patching caulking or sealing.

Pricing is inclusive of labor and material and a single above ground rough inspection and a single above ground final inspection. Any additional inspection time if required, will be additional in cost and billed at the rate of \$110 per man hour.

Permit fees and permit processing fees are additional in cost (not included in this Proposal) will be billed and passed through directly to the Customer with no mark up.

Work to be done during normal working hours (M-F, 8am-4pm),

2. EQUIPMENT SCHEDULE

All necessary materials and devices in accordance with engineered drawings.

3. PROJECT SCHEDULE

To be determined and mutually agreed between the parties after permit issuance.

4. NOTES:

a. Due to extreme fluctuations in market prices for raw materials, pricing can only be guaranteed for 30 days from the date posted on this agreement. Additionally, long project schedules may lead to additional material costs beyond the pricing for this proposal. LifeSafety Management reserves the right to adjust pricing for material based upon current market rates at time of material procurement

SUPPLY CHAIN MATERIAL AVAILABILITY IS SUBJECT TO CHANGES ON A DAY TO DAY BASIS AND MAY IMPACT ANY PROJECT SCHEDULE. LSM shall bear no responsibility for cost increases for materials or equipment attributable to changes in shipping costs or tariffs. Customer hereby agrees to pay for any such incremental increases associated with shipping and / or tariffs.

b. Payment Terms:

\$26,865.00 - Based on progress billing schedule

\$2,895.00-Due at time of Completion.

c. Terms & Conditions: See attached.



Proposal Summary

BILL TO:	SHIP TO:
Ahrens Enterprises Inc. 1461 Kinetic Road West Palm Beach, FL 33403	CRA Delray 95 SW 5TH AVE Delray Beach, FL 33483

	Amount
Subtotal	\$28,950.00
Tax	\$0.00
Grand Total	\$28,950.00

CUSTOMER: **Ahrens Enterprises Inc.**

Life Safety Management

SIGNATURE: _____

SIGNATURE: _____

NAME: _____

NAME: _____

TITLE: _____

TITLE: _____

DATE: _____

DATE: _____

TO: Ahrens

Date: October 20, 2025

PROJECT: 95 SW 5th Ave. Delray Beach CRA

DESCRIPTION: Budget allowance to regrade, repair and/or replace plant material and sod as needed after the installation of new backflow preventor and additional water line for fire sprinkler. Final change order amount can be provided once all new work has been completed and we have an opportunity to get a correct count of plant material and sod needed for replacement.

Item #	Description	Qty	Unit Price	Net Amount
1	Labor to remove damaged plant material and/or sod as needed, regrade, prep and install new plants and sod. Includes pick up and delivery of plant material. Labor figured is for the affected area only (see attached drawing), no other work figured. Minor repair to existing irrigation system which includes smaller diameter pipe, heads, and nozzles. Test and run system, add additional watering time for new plants and sod.	1	\$2,300.00	\$2,300.00
2	Ficus microcarpa "Green Island Ficus" #3 - To match existing.	93	\$16.00	\$1,488.00
3	St. Augustine Grass - Full pallet	1	\$300.00	300.00
4	Cypress Mulch to match existing	30	\$6.00	180.00
5	Disposal of debris, including plants and turf.	1	75.00	75.00

Price is limited to area shown on attached drawing. No other work figured. All worked based on normal working hours Mon-Fri.

Price does not include replacement of any large tree material.

Unit Cost:	\$4,343.00
15% OHP:	\$651.45
TOTAL:	\$4,994.45

APPROVAL:

By: 
Tim Kellogg

By: _____

Date: 10/20/25

Date: _____



CONTRACT CHANGE ORDER

FROM: **MariTech Systems, Inc**

2114 N Flamingo Rd #1146

Pembroke Pines, FL 33028

No. 1

TO: **Ahrens Companies**

1461 Kinetic Rd Ste 303

West Palm Beach, FL 33403

Atten: Shawn

DATE

13-Oct-25

JOB NAME

Delray CRA Fire Alarm

CONTRACT JOB NO.

PREPARED BY

Steven Zucker

WORK TO BEGIN BY

WORK TO BE COMPLETED BY

The work covered by this order shall be performed under the same terms and conditions as that included in the Original Contract. Work shall not commence on the portion listed below until Authorized and funded under the same conditions as original Contract. This Change Order does NOT represent complete and final Plan Review approval, it only complies with the current review. As such, the project is still bound by the AHJ requirements.

Line Costs

1. Additional work not covered under the original Scope of Work:

A. Changes per Elevator and Elevator Inspector...Add additional coverage for added Sprinkler System
Such Devices shall be incorporated to include monitoring, status, and shutdown. General Contractor shall have the electrical contractor install the conduits, backboxes, and raceways.

500.00

Per Steve, he will include for 500.00.

B. New scope will include the following below:

Costs below represent the additional Material, Labor, Engineering, permitting, and inspections.

a. Additional material for the above listed additional scope to add:

a1. 1 new control relay to disengage 120vac during a SHUNT ACTIVATION

\$557.62

a2. 3 new monitor module to monitor sprinkler valve for the elevator pit, Flow, Tamper, and SHUNT Power

\$560.00

a3. 1 new PAM relay for the Elevator Shunt Trip Power Supervision

\$557.32

a4. 1 New Heat Detector to be installed in the elevator pit

\$415.23

b. Additional labor for Installation, Programming, checkout and Testing & Inspections

\$2,021.00

c. Additional engineering for plans creation, permitting and calculations

\$883.00

Project Engineer for Sign and Sealing the modified fire alarm plans

\$425.00

Change Sub-Total \$5,419.17

Change OH&P \$812.88

Change Total \$6,232.05

Changes Approved

BY: _____
(Printed Name) Date

BY: _____
Signature

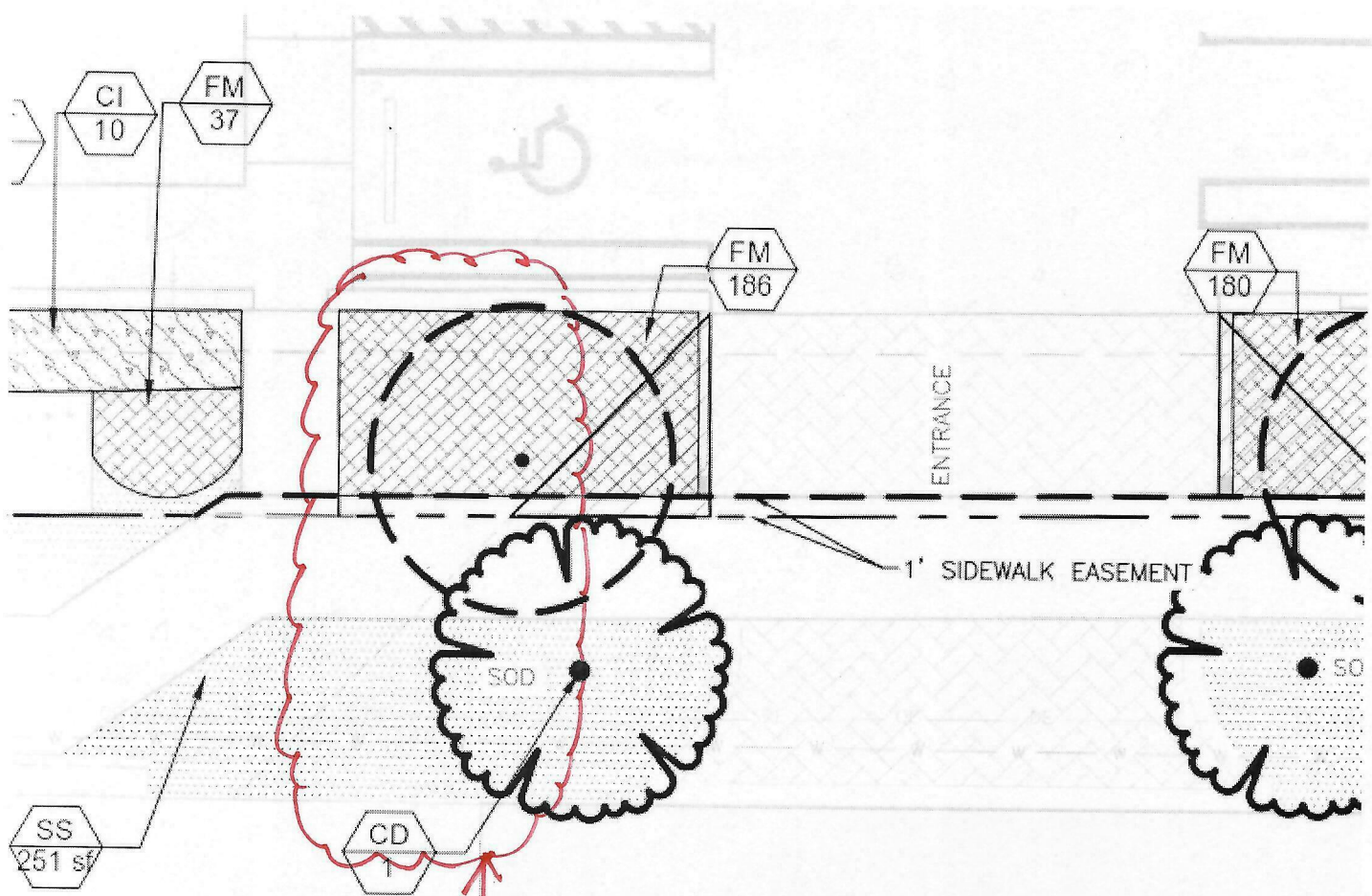
PREVIOUS CONTRACT AMOUNT
AMOUNT OF THIS ORDER
TOTAL CONTRACT AND EXTRAS

\$0.00

\$6,232.05

\$6,232.05

By: Steven Zucker, Vice President



SW 1st STREET

AREA OF AFFECTED
PLANTS & SOD FIGURED
FOR REPLACEMENT



Subcontract Change Order Request

Date: 08/08/2025

PROJECT NUMBER: 211288
CONTRACT DATE: 5/18/2023
CHANGE ORDER NUMBER: 4

PROJECT NAME: 95 SW 5TH AVE COMMERICAL BLDG
PROJECT ADDRESS: 95 SW 5TH AVENUE
DELRAY BEACH, FL, 33483

CONTRACTOR NAME: Ahrens Companies
CONTRACTOR ADDRESS: 1461 Kinetic Road
Lake Park, FL, 33403

SUBCONTRACTOR NAME: TK ELEVATOR CORPORATION
SUBCONTRACTOR ADDRESS: 7567 Central Industrial Drive
Riveria Beach, FL, 33404

This request for a formal Change Order is made for the above-referenced Contractor and specifically intends to modify and amend the work, price and/or terms set forth in above-referenced Subcontract as follows:

Reinspection due to elevator failing inspection by other trades not being ready and no fault of TK Elevator. Ahrens agrees to issue a formal change order to TK Elevator for the described work before the reinspection will be scheduled.

The following costs are required to accomplish the above scope:

Material Cost Subtotal	\$0.00
Labor Cost Subtotal	\$0.00
Miscellaneous Cost Subtotal	\$3,500.00
Digital Options Cost Subtotal	\$0.00
SUBTOTAL	\$3,500.00
15.000% OH&P	\$525.00
Total Amount of this Change Order to be added to the contract price	\$4,025.00

In the event of any conflict between the work, price and/or terms and conditions of the above-referenced Subcontract or prior change orders thereto and this Change Order, this Change Order shall be final. Please sign two (2) copies of this Change Order and return two (2) copies to TK Elevator. A fully executed copy of this Change Order will be returned to you for your files.

Signed Acceptance:

By signing this Change Order where indicated below, the Contractor's signatory hereby acknowledges (a) that the Contractor agrees to all of the terms and conditions contained herein, (b) that the signatory has the authorization necessary to bind the Contractor to agreements of this nature, and (c) that this form is valid and binding notwithstanding any conflicts with procedures and/or forms required by the original Subcontract referenced above which are deemed to have been waived.

This change order/notice scope of work requires the anticipated or current project schedule, and associated time frames, to be adjusted commensurate with the time necessary for the engineering, material procurement and additional labor. TK Elevator will provide a revised project schedule on expedited schedule change order/notice scope of work to the purchaser upon request.

Subcontractor:
TK Elevator Corporation

Contractor:
Ahrens Companies



By: Brett Saunders
Title: Superintendent

Date:
08/08/2025

By: Mark Davidson
Title: PM

Date:



Subcontract Change Order Request

Date: 07/25/2025

PROJECT NUMBER: 211288
CONTRACT DATE: 5/18/2023
CHANGE ORDER NUMBER: 3

PROJECT NAME: 95 SW 5TH AVE COMMERICAL BLDG
PROJECT ADDRESS: 95 SW 5TH AVENUE
DELRAY BEACH, FL, 33483

CONTRACTOR NAME: Ahrens Companies
CONTRACTOR ADDRESS: 1461 Kinetic Road
Lake Park, FL, 33403

SUBCONTRACTOR NAME: TK ELEVATOR CORPORATION
SUBCONTRACTOR ADDRESS: 7567 Central Industrial Drive
Riveria Beach, FL, 33404

This request for a formal Change Order is made for the above-referenced Contractor and specifically intends to modify and amend the work, price and/or terms set forth in above-referenced Subcontract as follows:

Operator Time: The above-mentioned General Contractor agrees to pay TK Elevator at a charge of \$200 per hour fee, for a minimum of 5 hours on 7-29-25 to run construction use elevator for this or other subcontractors use. Work will be done during regular working hours and as a change order to our original contract.

The following costs are required to accomplish the above scope:

Material Cost Subtotal	\$0.00
Labor Cost Subtotal	\$1,000.00
Miscellaneous Cost Subtotal	\$0.00
Digital Options Cost Subtotal	\$0.00
SUBTOTAL	\$1,000.00
15.000% OH&P	\$150.00
Total Amount of this Change Order to be added to the contract price	\$1,150.00

In the event of any conflict between the work, price and/or terms and conditions of the above-referenced Subcontract or prior change orders thereto and this Change Order, this Change Order shall be final. Please sign two (2) copies of this Change Order and return two (2) copies to TK Elevator. A fully executed copy of this Change Order will be returned to you for your files.

Signed Acceptance:

By signing this Change Order where indicated below, the Contractor's signatory hereby acknowledges (a) that the Contractor agrees to all of the terms and conditions contained herein, (b) that the signatory has the authorization necessary to bind the Contractor to agreements of this nature, and (c) that this form is valid and binding notwithstanding any conflicts with procedures and/or forms required by the original Subcontract referenced above which are deemed to have been waived.

This change order/notice scope of work requires the anticipated or current project schedule, and associated time frames, to be adjusted commensurate with the time necessary for the engineering, material procurement and additional labor. TK Elevator will provide a revised project schedule on expedited schedule change order/notice scope of work to the purchaser upon request.

Subcontractor:
TK Elevator Corporation

Contractor:
Ahrens Companies



By: Brett Saunders
Title: Superintendent

Date:
07/25/2025

By: Mark Davidson
Title: PM

Date:



Subcontract Change Order Request

Date: 10/20/2025

PROJECT NUMBER: 211288
CONTRACT DATE: 5/18/2023
CHANGE ORDER NUMBER: 5

PROJECT NAME: 95 SW 5TH AVE COMMERICAL BLDG
PROJECT ADDRESS: 95 SW 5TH AVENUE
DELRAY BEACH, FL, 33483

CONTRACTOR NAME: Ahrens Companies
CONTRACTOR ADDRESS: 1461 Kinetic Road
Lake Park, FL, 33403

SUBCONTRACTOR NAME: TK ELEVATOR CORPORATION
SUBCONTRACTOR ADDRESS: 7567 Central Industrial Drive
Riveria Beach, FL, 33404

This request for a formal Change Order is made for the above-referenced Contractor and specifically intends to modify and amend the work, price and/or terms set forth in above-referenced Subcontract as follows:

Operator Time: The above-mentioned General Contractor agrees to pay TK Elevator at a charge of \$200 per hour fee, to run construction use elevator for this or other subcontractors use for two 10hr days. the days are still to be determined at a later date. Work will be done during regular working hours and as a change order to our original contract.

The following costs are required to accomplish the above scope:

Material Cost Subtotal	\$0.00
Labor Cost Subtotal	\$4,000.00
Miscellaneous Cost Subtotal	\$0.00
Digital Options Cost Subtotal	\$0.00
SUBTOTAL	\$4,000.00
15.000% OH&P	\$600.00
Total Amount of this Change Order to be added to the contract price	\$4,600.00

In the event of any conflict between the work, price and/or terms and conditions of the above-referenced Subcontract or prior change orders thereto and this Change Order, this Change Order shall be final. Please sign two (2) copies of this Change Order and return two (2) copies to TK Elevator. A fully executed copy of this Change Order will be returned to you for your files.

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Subcontractor:
TK Elevator Corporation

Contractor:
Ahrens Companies



By: Brett Saunders
Title: Superintendent

Date:
10/20/2025

By: Mark Davidson
Title: PM

Date: