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 us	ed but	not	defined	herein	shall	have	the	meaning
assigned in	the Agreement	, as amer	ded.							

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	
by, title of officer or agent), of AHRENS Florida corporation, on behalf of the	rledged before me this day of, 2025, as (name of officer or agent, ENTERPIRSES, INC., dba AHRENS COMPANIES., a corporation. He/She is personally known to me or has (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 F

Fax: (561) 863-9007

Change Order

Project: Change Order: 37

> 22-000054 95 SW 5th AVENUE COMMERCIAL Date: 10/17/2025 **BUILDING CONSTRUCTION (CRA)**

DELRAY BEACH, FL 33444

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

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	OWNER
perford C. Ohens	
(Signature)	(Signature)
Richard C. Ahrens, CEO/President	
By 10/17/2025	Ву
Date	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

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

CO #: 38

Item No.	Description	Qty	Unit	Д	mount	Remarks
	Addition of a Fire Sprinkler System	for the	Elevato			
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

legal action for the amo	ACCEPTED BY	proposal and/or following invoice		DATE
The undersigned partie legal action for the amo	nd all legal action taken in connection with this	proposal and/or following invoice	shall be in the county of Pali	m beach, Florida.
The undersigned partie legal action for the amo		proposal and/or following invoice	shall be in the county of Pali	ni beach, Fionda.
ACCEPTANCE	s agree that failure to pay the total amount bills	attorney's fees, interest, and any o	cost incurred to collect these	outstanding debts. The
BASILIO RIABOUKI		9242 basilio@rbkfiresystem	ns.com	
Charges agreed upon b	isbull			
	ecified. All work to be completed in a workman efore said change(s) are executed. All agreen			
Payment to be as	follows:	50% Dep	posit / 50% Upon compl	etion
Four Thousand	d Five Hundred Dollars		\$	4,500.00
We propose to furn	nish material and labor, complete in a	ccordance with the above s	specification:	
•	d to meet local standard codes opleted during regular business		gh Friday	
Excludes: Perr	nit fees, site work and electrica	l of new devices.		
Includes: Sprin	kler design for permit, labor, m	aterials, and inspection	ns with AHJ	
New 2" fire rise starting at 1'-0 A	r assembly, supply line to provi AFF	de fire protection inside	e elevator pit per bi	d drawings
SCOPE OF WORK	 {:			
Project Name	Delray CRA	Location	95 SW 5th Aven	ue
City, State ZIP	Lake Park, FL 33403	_ Email		
	1461 Kinetic Road	_ Fax		
Address	Ahrens Companies	Phone	561-231-3980	
Company Address		_		



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

Iharris@lifesafety.net

Presented By: Lauren Harris

Project: CRA Delray-Fire Sprinkler Installation #171339

Quote valid through: 11/10/2025

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.

Presented By: Lauren Harris

Project: CRA Delray-Fire Sprinkler Installation #171339

Quote valid through: 11/10/2025



b. Payment Terms:\$26,865.00 - Based on progress billing schedule\$2,895.00-Due at time of Completion.

c. Terms & Conditions: See attached.

Presented By: Lauren Harris

Project: CRA Delray-Fire Sprinkler Installation #171339

Quote valid through: 11/10/2025



Proposal Summary

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

Presented By: Lauren Harris

Project: CRA Delray-Fire Sprinkler Installation #171339

Quote valid through: 11/10/2025



PROPOSAL CHANGE ORDER

No: 07

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 oppotunity to get a correct count of plant material and sod

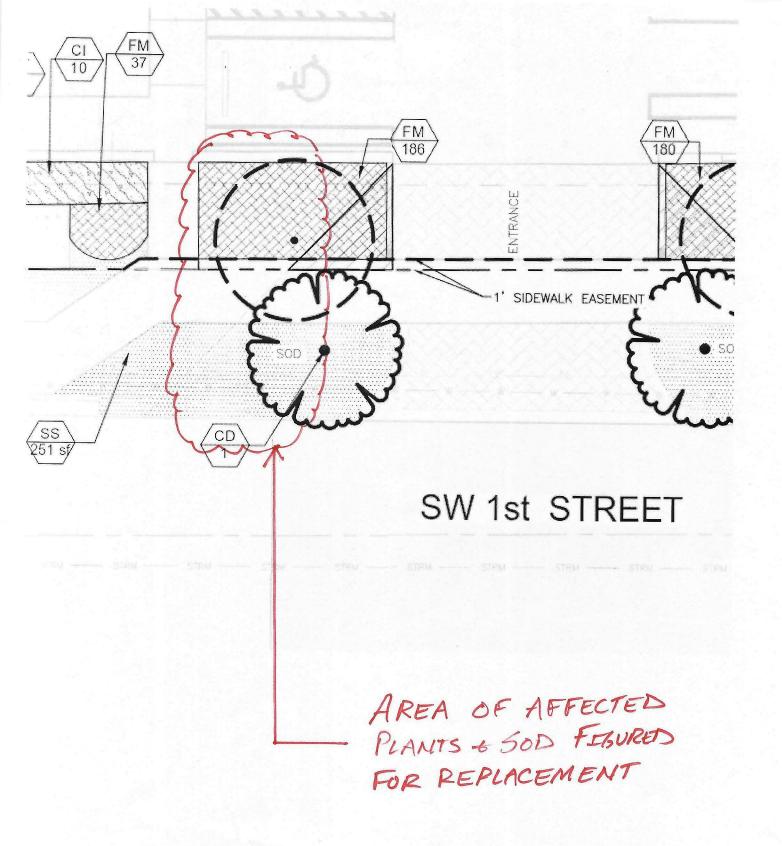
needed for replacement.

Item#	Description	Qty	Unit Price 1	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 Co. 15% OF	IP:	\$4,343.00 \$651.45
		TOTAL		\$4,994.45
APPRO	OVAL:			
By	By:			
	Tim Kellogg			
Date:	10/20/25 Date:			A



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	DATE	13-Oct-25		
	West Palm Beach, FL 33403	JOB NAME	Delray CRA Fire Alarm		
	Atten: Shawn	CONTRACT JOB NO.			
		PREPARED BY	Steven Zucker		
	WORK TO BEGIN BY		WORK TO BE COMPLETED BY		
			luded in the Original Contract. Work shall not commence on the portion nge Order does NOT represent complete and final Plan Review approval,		
	omplies with the current review. As such, the project is still			Line Costs	
	1. Additional work not covered unde	r the original Scope	e of Work:		
		-	dditional coverage for added Sprinkler System		
	• .	•	status, and shutdown. General Contractor		
	shall have the electrical contractor inst	0.	-	500.00	Per Steve, he will include 500.00.
	B. New scope will include the following				
	Costs below represent the additional M		peering permitting and inspections		
	a. Additional material for the above		0.1		
		•		#FF7.00	
	a1. 1 new control relay to diseng	-		\$557.62	
		•	or the elevator pit, Flow, Tamper, and SHUNT Pow		
	a3. 1 new PAM relay for the Elev	•	-	\$557.32	
	a4. 1 New Heat Detector to be in		·	\$415.23	
	b. Additional labor for Installation, P			\$2,021.00	
	c. Additional engineering for plans	creation, permitting a	and calculations	\$883.00	
	Project Engineer for Sign and Sealin	g the modified fire ala	arm plans	\$425.00	
			Change Sub-Total	\$5,419.17	
			Change OH&P	\$812.88	
			Change Total	\$6,232.05	
Chang	es Approved				
BY:					
	(Printed Name) Date	1			
BY:	<u> </u>		PREVIOUS CONTRACT AMOUNT	\$0.00	
	Signature		AMOUNT OF THIS ORDER	\$6,232.05	
			TOTAL CONTRACT AND EXTRAS	\$6,232.05	
		By	Steven Zucker, Vice President		





Date: 08/08/2025

Subcontract Change Order Request

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 Digital Options Cost Subtotal	\$3,500.00 \$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:

Contractor:

TK Elevator Corporation

Ahrens Companies



By: Brett Saunders

Date:
08/08/2025

By: Mark Davidson

Date:

Title: Superintendent Title: PM



Date: 07/25/2025

Subcontract Change Order Request

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 Digital Options Cost Subtotal	\$0.00 \$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:

Contractor:

TK Elevator Corporation Ahrens Companies



By: Brett Saunders	Date: 07/25/2025	Ву:	Mark Davidson	Date:
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Title: Superintendent Title: PM



Date: 10/20/2025

Subcontract Change Order Request

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 Digital Options Cost Subtotal	\$0.00 \$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.

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	Date: 10/20/2025	By: Mark Davidson	Date:
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Title: PM

Title: Superintendent