

MEMORANDUM

DATE: May 28, 2025

TO: ****ORIGINAL****
CITY CLERK

FROM: India Barr
Procurement Management Department

SUBJECT: Record Retention

CONTRACT: 20240115

CONTRACT TITLE: City Hall Lobby, Restrooms, Storefront and Additional Parking

VENDOR NAME: Hooks Construction Company, LLC.

VENDOR ADDRESS: 2211 South Kanner Highway

CITY & STATE: Stuart, Florida 34994

APPROVED BY COUNCIL: N/A

Contract Amount : \$2,540,588.62

CONTRACT TERM : February 1, 2025 through February 1, 2026

Please see the attached for (1) original contract for your records



**CONTRACT
AMENDMENT**

This Amendment #1 (“Amendment”), for the City Hall Lobby, Restrooms, Store Front and Additional Parking in Contract #20240115 (“the Contract”), by and between the City of Port St Lucie and the Contractor, as defined below, shall be effective as of the date this Amendment is fully executed.

Contractor’s Full Legal Name:	Hooks Construction Company, LLC.
Solicitation No./Event ID:	20240115
Solicitation Title/Event Name:	City Hall Lobby, Restrooms, Storefront and Additional
Contract Award Date:	December 23, 2024
Initial Contract Term:	February 1, 2025 through February 1, 2026
Current Contract Expiration Date:	February 1, 2026
Requested Contract Expiration Date:	N/A
Initial Contract Amount:	\$2,427,221.28
Current Contract Amended Amount:	N/A
Requested Financial Change Amount:	\$113,367.34
New Contract Amount:	\$ 2,540,588.62
Amendment No.:	1
Amendment Type:	Increase of Commodities

WHEREAS, the Contract, including any previous amendments, is in effect through the Current Contract Expiration Date as defined above; and

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties do hereby agree as follows:

The following modifications to the Terms and Conditions contained in Contract are hereby incorporated and made a part of that Contract.

Compensation : \$113,367.34

Additional scope of work as follows:

Premium Time for Demolition/Framing/Drywall, Installation of Louvres, Addition of Changing Stations, Addition of Light Fixtures, Change of Sinks to undermount, Electric Rough Premium Time, Remove/Relocate of 2 VAVs, Install Crash Bollard, Float Restrooms 3rd, Floor, Demo and Replace Front and Rear Awning Systems.

PAYMENT & PERFORMANCE BONDS: If a Performance and Payment Bond was required under the Contract, then Contractor shall also furnish an acceptable recorded bond rider covering the cost difference added to the Contract price under this Amendment. The requirements for such a bond rider shall be subject to the same terms and conditions as the original Performance and Payment Bond under the Contract.

SUCCESSORS AND ASSIGNS. This Amendment shall be binding upon and inure to the benefit of the successors and permitted assigns of the parties hereto.

ENTIRE AGREEMENT. Except as expressly modified by this Amendment, the Contract, including any written amendments thereto, shall be and remain in full force and effect in accordance with its terms and shall constitute the legal, valid, binding, and enforceable obligations to the parties. This Amendment and the Contract, including any written amendments thereto, collectively, are the complete agreement of the parties and supersede any prior agreements or representations, whether oral or written, with respect thereto.

Balance of page left intentionally blank

IN WITNESS WHEREOF, the parties have caused this Amendment to be duly executed by their authorized representatives.

CONTRACTOR

Contractor's Full Legal Name: (PLEASE TYPE OR PRINT)	Hooks Construction Company , LLC
Authorized Signature:	<i>LCM</i>
Printed Name and Title of Person Signing:	<i>Steven C. Hooks President</i>
Date:	<i>5/27/25</i>
Company Address:	2211 South Kanter Highway Stuart , Florida 34994

CITY OF PORT ST. LUCIE

Authorized Signature:	<i>Caroline Sturgis</i>
Printed Name and Title of Person Signing:	Caroline Sturgis, Director, Office of Management & Budget, and Procurement
Date:	May 27, 2025
City Address:	121 S.W. Port St. Lucie Blvd., Port St. Lucie, FL 34984

City of Port St. Lucie - Change Order

PO # 20250362 Change order # 1
 Requested By William Montgomery
 Change Request: Change

Vendor Name: Hooks Construction
 Department Head: Caroline Sturgis
 Mail to Vendor Yes - No

Vendor # 205480
 Dept. 4135
 4/30/2025

Contract # 20240115

PO Amount before change: \$ 2,427,221.28

	Line Item	Old Qty	New Qty	Description	Account Numbers Fund,Dept,Object	Unit Price*	Current line Amount	Am't of Change	New Line Total
Chg	1			City Hall Lobby, Restrooms	301-4135-562000		2,427,221.28	113,367.34	\$ 2,540,588.62
Chg								-	\$ -
Chg								-	\$ -
Chg								-	\$ -
Chg								-	\$ -
Chg								-	\$ -
Chg								-	\$ -
Add								-	\$ -
Add								-	\$ -
Add								-	\$ -
Add								-	\$ -
Add								-	\$ -

Am't of change total \$ 113,367.34

New PO Total: \$ 2,540,588.62

Reasons for Change (Be specific)

Premium Time for Demolition/Framing/Drywall, Installation of Louvres, Addition of Changing Stations, Addition of Light Fixtures, Change of Sinks to undermount, Electric Rough Premium Time, Remove/Relocate of 2 VAVs, Install Crash Bollard, Float Restrooms 3rd, Floor, Demo and Replace Front and Rear Awning Systems

Instructions:
 1. A vendor change requires a new PO and the existing PO should be cancelled.*
 2. Enter line item information to be changed only. To cancel or delete specified items, change the quantity to zero. See below for exception*
 3. The "requested by" field should be completed with the name of the person requesting the change, not the department head.

Please Remember: Any change orders to decrease a quantity or unit price on a line that has prior liquidations, will not show on the printed PO. You must check amounts in the Munis system!. Do not rely on hard copy for accurate information.

PMD Authorization _____

Changes by: Roger Jacob

Date: 5/9/2025

Notes: _____



2211 South Kanner Highway
 Stuart FL 34994
 772-419-8828

Change Order

Order#: 1

Order Date: 04/21/2025

To: City of Port St. Lucie
 121 SW Port St. Lucie Boulevard
 Port St. Lucie FL 34984

Project: 138
 PSL City Hall Renovations
 121 SW Port St. Lucie Blvd.
 Building A
 Port St. Lucie FL 34984

The contractor agrees to perform and the owner agrees to pay for the following changes to this contract

Ordered By:

Customer Order:

OK, premium hours to work in the evenings to reduce disruption to staff.

References Attached

Specifications Attached

Description of Work and Reason	Amount
Item #1 Framing/Drywall Hanging/Demolition Premium Time • Reason : To minimize disturbance as per city's request	29,698.75
Item #2 Installation of two 12"x12" Louvres, Lift Rental and Concrete Cutting • Reason: Per mechanical plan comments to change louvres from 6"x6" to 12"x12"	5,815.18
Item #3 Addition of six (6) Koala Baby Changing Stations KB300-01SS • Missing on floor plans and elevations	4,000.44
Item #4 Addition of 4 "K" light fixtures (Sconces) in Restrooms • Reason: Missing from electrical plan	1,307.69
Item #5 Changing of 15 sinks to undermount in across all lavatories • Reason: As per Architect's request	1,224.00
Item #6 Electric Rough Premium Time • Reason: To minimize disturbance as per city's request	9,177.00
Item #7 Removal and Relocation of 2 VAVs and Fire Damper Addition • Reason: Fire wall conflict revealed upon demolition	2,023.43
Item #8 Installation Only of One Crash worthy Bollard at Front Entrance • Reason: As per request by city.	915.40
Item #9 Floating of floors in 3rd floor restrooms • Reason: to allow Proper Drainage	2,043.55
Item #10 Demo & replacement of front & rear awning systems • Reason: provide rain protection at the entry & sides for the public entering the building & reduce water into the building	57,161.90

OK, Bldg Dept Permit Comment response

OK, Add to the restrooms.

OK, coordination.

OK, this improves the look and cleaning.

OK, premium hours to work in the evenings to reduce disruption to staff.

OK, Bldg Dept Permit Comment response

OK, added bollard at front entry to improve security

OK, Upon demolition, the existing flooring was found to require additional leveling

OK, this is required to protect the entry of the building

Negative changes will lower the overall contract price requiring no additional payment by owner.

Approved

113,367.34

Approved _____ Date April 28, 2025

Date _____

Contractor  _____ Owner _____

Ian Parana/ Project Manager



2211 South Kanner Highway
Stuart FL 34994
772-419-8828

Change Order

Order#: 1

Order Date: 03/24/2025

To: City of Port St. Lucie
121 SW Port St. Lucie Boulevard
Port St. Lucie FL 34984

Project: 138
PSL City Hall Renovations
121 SW Port St. Lucie Blvd.
Building A
Port St. Lucie FL 34984

The contractor agrees to perform and the owner agrees to pay for the following changes to this contract

Plans Attached

Ordered By:

Customer Order:

Specifications Attached

Description of Work	Amount
Nights/Weekends (premium time) costs for <u>only</u> Framing/Drywall Hanging/ Demolition/Hooks Supervision (if more subs are required to work Nights/Weekends we will provide those costs at that time) <u>Framing & Drywall</u>	10,715.00
<u>Demolition</u>	9,500.00
<u>Hooks Supervision</u> (187 hrs @ 1/2 time rate \$30/hr)	5,610.00
OH&P and Insurance- 15%	3,873.75

Notes

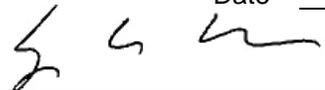
Negative changes will lower the overall contract price requiring no additional payment by owner.

Approved

29,698.75

Approved _____ Date March 24, 2025

Date _____

Contractor  _____

Owner _____

Steve Hooks/ President



2000 Avenue P, Suite 15
Riviera Beach, Fl 33404
Phone: (561) 848-5300
Fax: (561) 848-5588
License U-19145

CHANGE ORDER

CO #: 2(Revised)

DATE: 02/24/2025

PROJECT: PSL City Hall
24-085

TO: Hooks Construction CO
2211 S. Kanner Hwy
Stuart, FL 34994
Attn: Darrell McClellan
Ph: (772) 419-8828 Fax: (772) 237-3757

THE ITEMS LISTED BELOW REPRESENT CHANGES OR EXTRAS TO THE CONTRACT THAT YOU HAVE REQUESTED. IN ORDER FOR THESE EXTRAS TO BE INCORPORATED INTO THE CONTRACT, PLEASE SIGN ONE COPY OF THIS CHANGE ORDER AND RETURN IT AS SOON AS POSSIBLE.

- For work to be done after hours.

Framing \$4,735.00
 Hanging \$4,780.00
~~Finishing \$7,500.00~~
 Patching \$1,200.00
~~Insulation \$2,815.00~~

TOTAL ADDITIONAL COST: \$ 21,030.00

\$ 10,715

TOTAL INCREASED CONTRACT TIME:

WE THE UNDERSIGNED, AGREE TO THE ABOVE CHANGES TO BE MADE BY K&S INTERIORS, INC. IN THE CONSTRUCTION OF THE PROJECT INDICATED.

***THIS MUST BE SIGNED AND RETURNED WITHIN TWO (2) WORKING DAYS TO AVOID DELAYS AND ADDITIONAL EXPENSE. WORK WILL PROCEED ACCORDING TO THE ORIGINAL CONTRACTUAL AGREEMENT UNTIL THIS CHANGE ORDER BECOMES EFFECTIVE. ***

K & S INTERIORS, INC.

HOOKS CONSTRUCTION

[Signature]

Adam Smith Bobcat Services, Inc DBA



772-232-2566

6680 SW Gator Trail
Palm City, FL 34990

ESTIMATE

Adam Smith	772-260-3715
Caleb Smith	772-353-8518
Robbie Abell	772-263-9222
Brandon Abell	772-263-2807

<p>Client Information: Hooks Construction Co 2211 S Kanner Highway Stuart, FL 34994</p>	<p>Demolition Agreement 214</p> <p>Date 3/18/2025</p>
<p>Contact Information: Hooks Construction Co 2211 S Kanner Highway Stuart, FL 34994</p>	<p>Project Port St Lucie City Hall/ Lobby Renovation</p>
<p>Scope of Work as Follow:</p> <p>DEMO LOBBY RENOVATIONS</p> <p>1- Remove All Floors Finish and Tile Base. Grind Floor Flush and Level in Preparation of New Floor. 2- First and Second Level Storefront to be Removed Down to Existing Structure. Remove Hurricane Shutters. 3- Existing Reception Desk to be Removed. 4- Existing Mailroom Cabinetry to be Removed. 6- Remove Soffitt. Remove all Finishes and Soffitt. Per Section 1/A -301 7- Remove Stud Walls, Built-Ins and Bottom of Soffitt 15- Existing Exterior Slab to be Removed. 20- Remove Fabric Wall Covering and Drywall. 28- Remove 1' of Drywall from Base. 31- Remove Existing Sink 32- Remove Upper and Lower Cabinetry. 37- Remove Stucco Down to Structure</p> <p>To Include all Labor and Landfill Fees</p> <p>Additional Labor due to Overtime/ Night work that is needed</p>	<p>Total</p> <p>50,400.00</p> <p>9,500.00</p>

Contractors Signature _____

Date _____

Total \$59,900.00

Pay Here as the Price is 50% deposit for this agreement and 50% upon completion. Client is retaining Sun State Demolition all salvage rights to any debris, or salvage items, located anywhere on, or within, the property. The value of these Potential salvage items has been factored into the Price in this estimate. Should any of these salvage items be removed from the property prior to Sun State Demolition being able to take possession of the and realize their value, the fair market value of said items can be charged against Client and added to the contract Price of this Estimate without any written change order, or other writing.



2211 South Kanner Highway
Stuart FL 34994
772-419-8828

Change Order

Order#: 2

Order Date: 03/28/2025

To: City of Port St. Lucie
121 SW Port St. Lucie Boulevard
Port St. Lucie FL 34984

Project: 138
PSL City Hall Renovations
121 SW Port St. Lucie Blvd.
Building A
Port St. Lucie FL 34984

The contractor agrees to perform and the owner agrees to pay for the following changes to this contract

Plans Attached

Ordered By:

Customer Order:

Specifications Attached

Description of Work	Amount
Bldg. Dept. mechanical plan comments	2,381.68
Lift Rental	1,750.00
Concrete Cutting	925.00
OH&P, Insurance, Bonding- 15%	758.50

Notes

Negative changes will lower the overall contract price requiring no additional payment by owner.

Approved

5,815.18

Approved _____ Date March 28, 2025

Date _____

Contractor

Owner _____

Steve Hooks/ President

ITEM #2

Complete Cooling &
Heating Services, Inc
1215 NE Savannah Road
Suite 101
Jensen Beach, FL 34957

Proposal

Date	Proposal #
2/21/2025	MEC1344

Name / Address
Hooks Construction 2211 S. Kanner Highway Stuart, FL 34997

This Estimate is good for
30 days from issuance date.
It is subject to change
thereafter.

Project
PSL City Hall Renov...

Description	Qty	Rate	Total
Per Revised Drawing M2.2		0.00	0.00
Miami-Dade approved 12x12 louvers - white	2	430.83	861.66
Bucket Lift (1 month)		2,725.38	2,725.38
Concrete cutters 12.5 x 12.5 holes	2	675.00	1,350.00
6" Round Wall Caps (deduct)	2	-25.49	-50.98
Core drill 6" holes (deduct)	2	-100.00	-200.00
OH & P 15%		702.90	702.90
			319.60
Installation Hours		0.00	0.00
Foreman	8	105.00	840.00
Journeyman	8	85.00	680.00
Phone #	Total		2450.28
(772)444-3623			\$6,908.96



2211 South Kanner Highway
Stuart FL 34994
772-419-8828

Change Order

Order#: 3

Order Date: 04/01/2025

To: City of Port St. Lucie
121 SW Port St. Lucie Boulevard
Port St. Lucie FL 34984

Project: 138
PSL City Hall Renovations
121 SW Port St. Lucie Blvd.
Building A
Port St. Lucie FL 34984

The contractor agrees to perform and the owner agrees to pay for the following changes to this contract

Plans Attached

Ordered By:

Customer Order:

Specifications Attached

Description of Work	Amount
Addition of six (6) Koala Baby Changing Stations in Stainless Steel, \$1,526 each	3,922.00
Insurance, Bonding- 2% [1% each]	78.44

Notes

Negative changes will lower the overall contract price requiring no additional payment by owner.

Approved

4,000.44

Approved _____ Date April 21, 2025

Date _____

Contractor  Owner _____

Ian Parana/ Project Manager

Jodi Peterson

From: Ian Parana
Sent: Friday, April 18, 2025 11:41 AM
To: Jodi Peterson
Subject: Fw: Baby Changing Station Change

From: Pat Basilio <pat@allspecialtysales.net>
Sent: Monday, April 7, 2025 1:02 PM
To: Ian Parana <Ian@hooksconstruction.net>
Cc: Steve Hooks <Steve@hooksconstruction.net>
Subject: RE: Baby Changing Station Change

Hi Ian: Your price for 6 Model KB300-01SS baby changers is \$3922.00 DELIVERED ONLY, TAX INCLUDED. Also, the architect mentioned something regarding installation of the baby changers. Please note that all we need is wood blocking to install these securely. Thank You,

Pat Basilio
All Specialty Sales, Inc.
P.O. Box 24735
Ft. Lauderdale, Fl. 33307
pat@allspecialtysales.com
954-568-9411
954-565-9388 (fax)

From: Ian Parana [mailto:ian@hooksconstruction.net]
Sent: Monday, April 07, 2025 10:03 AM
To: pat@allspecialtysales.net
Cc: Steve Hooks
Subject: Re: Baby Changing Station Change

Good morning, have you been able to put together a price on those new spec'd changing stations? I'm hoping to get them to the Architect by the end of the day.

Thanks,

Ian Parana
Project Manager
2211 S. Kanner Hwy
Stuart, FL 34994
www.hooksconstruction.net
P 772.419.8828 ext. 305 F 772.237.3757



From: Pat Basilio <pat@allspecialtysales.net>
Sent: Friday, April 4, 2025 11:37 AM
To: Ian Parana <ian@hooksconstruction.net>
Subject: RE: Baby Changing Station Change

We will get on it Ian.

Thank You,

Pat Basilio
All Specialty Sales, Inc.
P.O. Box 24735
Ft. Lauderdale, Fl. 33307
pat@allspecialtysales.com
954-568-9411
954-565-9388 (fax)

From: Ian Parana [<mailto:ian@hooksconstruction.net>]
Sent: Friday, April 04, 2025 11:17 AM
To: Pat Basilio
Cc: Steve Hooks; Darrell McClellan
Subject: Baby Changing Station Change

Good Morning,

Our architect for PSL City hall has requested a change from the 6 Stainless Steel Koala Baby Changing Stations to the one listed above, still totaling six. Could you provide us with a price to reflect this as soon as possible so that we can provide a change order to the owner?

Thank you,

Ian Parana
Project Manager
2211 S. Kanner Hwy
Stuart, FL 34994
www.hooksconstruction.net
P 772.419.8828 ext. 305 F 772.237.3757





2211 South Kanner Highway
Stuart FL 34994
772-419-8828

Change Order

Order#: 4

Order Date: 04/04/2025

To: City of Port St. Lucie
121 SW Port St. Lucie Boulevard
Port St. Lucie FL 34984

Project: 138
PSL City Hall Renovations
121 SW Port St. Lucie Blvd.
Building A
Port St. Lucie FL 34984

The contractor agrees to perform and the owner agrees to pay for the following changes to this contract

Plans Attached

Ordered By:

Customer Order:

Specifications Attached

Description of Work	Amount
Addition of 4 (K) light fixtures in the lavatories, change cost	1,282.05
Insurance, Bonding- 2% [1% each]	25.64

Notes \$2,243.59/ 7= \$320.51 each, x 4= \$1,282.05

Negative changes will lower the overall contract price requiring no additional payment by owner.

Approved

1,307.69

Approved _____ Date April 4, 2025

Date _____

Contractor  Owner _____

Ian Parana/ Project Manager

CHANGE ORDER FORM

CAP701

To:

Hooks Construction Inc.
2211 S Kanner Hwy
Stuart, Fl 34994

From:

Snowden Electric Inc.
1210 Gateway Rd
Suite #3
Lake Park, Fl 33403

Original Contract Sum:	\$315,000.00
Previous Change Orders:	\$0.00
Contract Sum:	\$315,000.00
Value of this Change Order:	\$2,243.59
New Contract Sum:	\$317,243.59

Change Order Number: **Change Order Date:**

1

4/01/2025

Architect's Project Number:

Contract for:

Contract Date: **12/27/2025**

Our Project Code: **5646**

Project:

PSL City Hall Renovation

DISTRIBUTE TO:

<input type="checkbox"/> Owner	<input type="checkbox"/> Contractor	<input type="checkbox"/> Other
<input type="checkbox"/> Architect	<input type="checkbox"/> Field	<input type="checkbox"/> Construction Manager

The Contract Completion date will change by:

The expected completion date will be: / /

The Contract is Changed as Follows:

Furnish and installation of 7 additional type K fixtures shown on A drawings, but not on E drawings.

\$2,243.59/ 7= \$320.51 each, x 4= \$1,282.05

Architect

Contractor

Owner

Snowden Electric Inc.
1210 Gateway Rd
Lake Park, Fl 33403

Hooks Construction Inc.
2211 S Kanner Hwy
Stuart, Fl 34994

Signature

Signature

Signature

Date

Date

Date



2211 South Kanner Highway
Stuart FL 34994
772-419-8828

Change Order

Order#: 5

Order Date: 04/04/2025

To: City of Port St. Lucie
121 SW Port St. Lucie Boulevard
Port St. Lucie FL 34984

Project: 138
PSL City Hall Renovations
121 SW Port St. Lucie Blvd.
Building A
Port St. Lucie FL 34984

The contractor agrees to perform and the owner agrees to pay for the following changes to this contract

Plans Attached

Ordered By:

Customer Order:

Specifications Attached

Description of Work	Amount
Changing of 15 sinks to undermount in all lavatories	1,200.00
Insurance, Bonding- 2% [1% each]	24.00

Notes

Negative changes will lower the overall contract price requiring no additional payment by owner.

Approved

1,224.00

Approved _____ Date April 4, 2025

Date _____

Contractor  _____

Owner _____

Ian Parana/ Project Manager

DAVE'S PLUMBING, INC.

499 SE Seville Street
STUART, FL 34994
(772) 287-8128

ITEM #5

TO	CHANGE ORDER NO. #1
ADDRESS <i>DSL City Hall (Halls)</i>	DATE
JOB NAME AND LOCATION <i>Fixture Changes</i>	PHONE
	JOB NUMBER
	DATE OF EXISTING CONTRACT

~~Total = \$ 9915.00~~

\$ 1,200

Note: This revision becomes part of, and in conformance with, the existing contract.

WE AGREE hereby to make changes as specified above, at this price \$

Date _____	PREVIOUS CONTRACT AMOUNT	\$	
_____ (Authorized Signature)	REVISED CONTRACT TOTAL	\$	

ACCEPTED: The above prices and specifications of this Change Order are satisfactory and are hereby accepted. All work to be performed under same terms and conditions as specified in the original contract unless otherwise stipulated.

Date _____ Signature _____

LAN

LAN'S BID 0491.019.020 = 43.00^(en) to K-2882-0 = 123.00 = +80.00 x 15 = 1200.00

~~SOAP Disp ^{en} NOT BID to SOAP ESD 2100A = 581.00(en) x 15 = 8715.00~~

~~19915.00~~



2211 South Kanner Highway
Stuart FL 34994
772-419-8828

Change Order

Order#: 8

Order Date: 04/10/2025

To: City of Port St. Lucie
121 SW Port St. Lucie Boulevard
Port St. Lucie FL 34984

Project: 138
PSL City Hall Renovations
121 SW Port St. Lucie Blvd.
Building A
Port St. Lucie FL 34984

The contractor agrees to perform and the owner agrees to pay for the following changes to this contract

Plans Attached

Ordered By:

Customer Order:

Specifications Attached

Description of Work	Amount
Electric Premium Time in all Restrooms	7,980.00
Insurance, bonding and OH&P	1,197.00

Notes

Negative changes will lower the overall contract price requiring no additional payment by owner.

Approved

9,177.00

Approved _____ Date April 10, 2025

Date _____

Contractor 

Owner _____

Ian Parana/ Project Manager

ITEM #6

For the rough it would be \$2,660.00 and would be the same per floor.

David "Davie" Snowden

Project Manager/Estimator

561-841-9344



DS David "Davie" Snowden <dave@seifl.net> ☺ ↶ ↷ ↸ 📅 ⋮ Thu 4/10/2025 3:54 PM

To: 🟢 Ian Parana; 🟢 Steve Hooks

Cc: 📧 Darrell McClellan; snowdenelectric@bellsouth.net

⚠️ This sender dave@seifl.net is from outside your organization. Block sender

Demo/Rough hours per restroom 65hrs, ½ time rate \$40.92= 2,659.80

David "Davie" Snowden
Project Manager/Estimator
561-841-9344

⋮

↶ Reply ↶ Reply all ↷ Forward



2211 South Kanner Highway
Stuart FL 34994
772-419-8828

Change Order

Order#: 9

Order Date: 04/17/2025

To: City of Port St. Lucie
121 SW Port St. Lucie Boulevard
Port St. Lucie FL 34984

Project: 138
PSL City Hall Renovations
121 SW Port St. Lucie Blvd.
Building A
Port St. Lucie FL 34984

The contractor agrees to perform and the owner agrees to pay for the following changes to this contract

Plans Attached

Ordered By:

Customer Order:

Specifications Attached

Description of Work	Amount
Movement of 2 VAV's & addition of 10" fire damper	1,759.50
Insurance, bonding and OH&P- 15%	263.93

Notes

Negative changes will lower the overall contract price requiring no additional payment by owner.

Approved

2,023.43

Approved _____ Date April 17, 2025

Date _____

Contractor 

Owner _____

Ian Parana/ Project Manager

ITEM # 7

Complete Cooling &
 Heating Services, Inc
 1215 NE Savannah Road
 Suite 101
 Jensen Beach, FL 34957

Proposal

Date	Proposal #
4/15/2025	MEC1406

Name / Address
Hooks Construction 2211 S. Kanner Highway Stuart, FL 34997

This Estimate is good for
 30 days from issuance date.
 It is subject to change
 thereafter.

Project
PSL City Hall Renov...

Description	Qty	Rate	Total
Remove two (2) VAV's and relocate to outside of new firewall		900.00	900.00
10" fire damper		630.00	630.00
OH&P 15%		229.50	229.50
Phone #		Total	
(772)444-3623		\$1,759.50	



2211 South Kanner Highway
Stuart FL 34994
772-419-8828

Change Order

Order#: 10

Order Date: 04/17/2025

To: City of Port St. Lucie
121 SW Port St. Lucie Boulevard
Port St. Lucie FL 34984

Project: 138
PSL City Hall Renovations
121 SW Port St. Lucie Blvd.
Building A
Port St. Lucie FL 34984

The contractor agrees to perform and the owner agrees to pay for the following changes to this contract

Plans Attached

Ordered By:

Customer Order:

Specifications Attached

Description of Work	Amount
Installation only of 1 crash worthy bollard at front entrance	796.00
Insurance, bonding and OH&P- 15%	119.40

Notes

Negative changes will lower the overall contract price requiring no additional payment by owner.

Approved

915.40

Approved _____ Date April 24, 2025

Date _____

Contractor  _____

Owner _____

Ian Parana/ Project Manager

ITEM #8

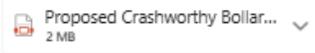
RJ Roger Jacob <Roger.Jacob@cityofpsl.com> ☺ ↶ ↷ ↲ ↳ 📧 ⋮ Mon 4/14/2025 10:08 AM

To: 🟡 Steve Hooks; 🟢 Ian Parana; 🟣 Darrell McClellan

Cc: Teresa Lamar-Sarno <tsarno@cityofpsl.com>; Caroline Sturgis <csturgis@cityofpsl.com>; Curtis Boxill <CBoxill@cityofpsl.com>; +4 others

🚨 High importance 🚩 Flagged

⚠️ This sender Roger.Jacob@cityofpsl.com is from outside your organization. Block sender



Team Hooks,

Please provide a Lump Sum quote to install the attached crashworthy bollard per last weeks Progress Meeting in front of City Hall during the concrete sidewalk work.

The City Facilities Maintenance Department has one bollard purchased for this installation and is stored at their yard.

Thank you,



Roger Jacob
Construction Projects Director
Mobile: 772-281-9252

City of Port St. Lucie | Heart of the Treasure Coast

121 SW Port St. Lucie Blvd., Port St. Lucie, FL 34984



MS Mark Stutler <Marks@benchmark3.com> ☺ ↶ ↷ ↲ ↳ 📧 ⋮ Wed 4/16/2025 3:04 PM

To: 🟢 Ian Parana

Cc: 🟡 Steve Hooks

⚠️ This sender Marks@benchmark3.com is from outside your organization. Block sender

Ian,

One more question, I assume this will be done when we are doing the front entry work.

So plug me in for \$796 and I'll follow up with a CPR tomorrow.

But that includes everything required to set the bollard furnished by owner.

Thanks,

Mark Stutler
Estimator
Benchmark III
2696 SE Market Place
Stuart, FL 34997
Phone: 772-320-0206
Fax: 772-320-0209
email: marks@benchmark3.com





2211 South Kanner Highway
Stuart FL 34994
772-419-8828

Change Order

Order#: 11

Order Date: 04/28/2025

To: City of Port St. Lucie
121 SW Port St. Lucie Boulevard
Port St. Lucie FL 34984

Project: 138
PSL City Hall Renovations
121 SW Port St. Lucie Blvd.
Building A
Port St. Lucie FL 34984

The contractor agrees to perform and the owner agrees to pay for the following changes to this contract

Plans Attached

Ordered By:

Customer Order:

Specifications Attached

Description of Work	Amount
Float 3rd Floor Mens & Womens RR	1,777.00
OH&P, Insurance and Bonding- 15%	266.55

Notes

Negative changes will lower the overall contract price requiring no additional payment by owner.

Approved

2,043.55

Approved _____ Date April 28, 2025

Date _____

Contractor 

Owner _____

Ian Parana/ Project Manager

ITEM #9

Hassell Free Tile & Windows, Inc.

4407 SW Martin Hwy
Palm City, FL 34990
(772) 219-4521
info@hassellfree.com
www.hassellfree.com/local



Estimate

ADDRESS

Hooks Construction
2211 S. Kanner Highway
Stuart, Fl. 34994 US

SHIP TO

Job Site: PSL City Hall
121 Port St Lucie Blvd.
Bldg. A Port St Lucie Fl. 34984

ESTIMATE

26961

DATE

04/22/2025

DESCRIPTION	QTY	RATE	AMOUNT
**CHANGE ORDER TO FLOAT THIRD FLOOR MENS RR And Woman's			
** P51 ARDEX PRIMER 1 GALLON	1	100.00	100.00T
Mud - Ardex Self Level C-1200 50lb Bag	20	50.00	1,000.00T
Labor to float unlevel floors	20	30.00	600.00

Contact Hassell Free Tile & Windows, Inc. to pay.
We cannot guarantee any modifications once the order is placed. Additional charges my apply for shipping on small quantity orders if additions are needed. Select materials can only be returned within 15 days of invoice date. There will be a 25% restocking fee.

SUBTOTAL	1,700.00
TAX	77.00
TOTAL	\$1,777.00

No returns on special orders.

3% Credit Card Processing Fee Additional

Accepted By

Accepted Date

ITEM #9

Ian,

I agree with the unit prices provided. Please provide actual quantities by location for review.

Thank you,

Roger Jacob

Construction Projects Director

City of Port St. Lucie

772-281-9252

From: Ian Parana <ian@hooksconstruction.net>

Sent: Tuesday, April 22, 2025 12:59:41 PM

To: Roger Jacob <Roger.Jacob@cityofpsl.com>; chris@cpzarchitects.com <chris@cpzarchitects.com>; Toni@cpzarchitects.com <Toni@cpzarchitects.com>

Cc: Darrell McClellan <dcllell@hooksconstruction.net>; Steve Hooks <Steve@hooksconstruction.net>

Subject: Re: CO #1 PSLCH

Hi all,

For the sake of timeliness, this one is a bit hard to put into a PCO in it's current state.

The pricing would be along these lines, so that we can see how much we use in each area.

1 bag of self leveling cement - 50\$

1 ~ 1 man hour per bag @ 30\$

1 gallon of Ardex Primer per 20 Bags @ 100\$

They have estimated 20 bags for the men's RR upstairs, at most.

Do we have a blessing to move forward with doing the Men's RR tonight, and evaluate continuing in this fashion moving forward?



2211 South Kanner Highway
Stuart FL 34994
772-419-8828

Change Order

Order#: 7

Order Date: 04/04/2025

To: City of Port St. Lucie
121 SW Port St. Lucie Boulevard
Port St. Lucie FL 34984

Project: 138
PSL City Hall Renovations
121 SW Port St. Lucie Blvd.
Building A
Port St. Lucie FL 34984

The contractor agrees to perform and the owner agrees to pay for the following changes to this contract

Plans Attached

Ordered By:

Customer Order:

Specifications Attached

Description of Work	Amount
Addition of two (2) Awning systems - 1 front and 1 rear	46,706.00
Demo of existing awning	2,500.00
Permitting	500.00
Insurance, bonding and OH&P- 15%	7,455.90

Notes

Negative changes will lower the overall contract price requiring no additional payment by owner.

Approved

57,161.90

Approved _____ Date April 4, 2025

Date _____

Contractor  _____

Owner _____

Ian Parana/ Project Manager

ITEM #10



PROPOSAL PRESENTED TO:
HOOKS CONSTRUCTION

RE: PORT ST LUCIE CITY HALL

ATTN: STEVE HOOKS
EMAIL: STEVE@HOOKSCONSTRUCTION.NET

FABRIC AWNINGs W/ LEGS

1	@	62'-6"	WIDE	X	8'-0"	PROJECTION	X	2'-3"	DROP
1	@	17'-3"	WIDE	X	8'-0"	PROJECTION	X	2'-3"	DROP

PRICE \$ 43,902.00

INCLUDES:

12 MONTH WORKMANSHIP WARRANTY
WELDED ALUMINUM FRAME CONSTRUCTION
MATERIAL TO BE: **FABRIC**
POWDER COAT FRAME FINISH
INSTALLATION
ALL APPLICABLE TAXES
ENGINEERED DRAWINGS

DOES NOT INCLUDE:

BUILDING PERMIT
BLOCKING
ELECTRICAL/LIGHTING
CONCRETE FOOTERS

THANK YOU FOR THE OPPORTUNITY!
PROPOSAL BY: NICK HANLEY

NOTE: THE PRICE IS GOOD FOR 30 DAYS FROM THE DATE OF THE PROPOSAL: 3/4/2025
50 KEYES COURT SANFORD, FL 32773
TEL: 407-330-1044 FAX: 407-330-1477



Mark Nelen <mark@sunstateawning.com>

ITEM #10



To: Ian Parana; Nick Hanley <nick@sunstateawning.com>

Wed 4/2/2025 9:17 AM

Cc: Steve Hooks; Stuart Glass <chris@impactglassexperts.com>

This sender mark@sunstateawning.com is from outside your organization.

Block sender

Ian,
Price is \$2804.00 to add **trusses** at three window areas.
Thx

Mark Nelen
Sunstate **Awning** & Grph Design, Inc.
50 Keyes Court
Sanford, FL 32773



Office: 407-330-1044
Fax: 407-330-1477
Cell: 321-377-4635



Bond No: S-337173

REC'D PROCUREMENT DEP
MAY 27 PM 3:03

INCREASE RIDER

Rider to be attached to and form a part of Payment & Performance Bond Number S-337173, dated the 18th day of October, 2024 issued by NGM Insurance Company a corporation organized and existing under the laws of the State of FL, (hereinafter called the "Surety"), on behalf of Hooks Construction Company, LLC (hereinafter called the "Principal"), in favor of City of Port St. Lucie (hereinafter called the "Obligee").

It is understood and agreed that the penal sum of the attached bond is hereby INCREASED as follows:

From: <u>\$2,427,221.28</u>	<u>Two Million Four Hundred Twenty Seven Thousand Two Hundred Twenty One Dollars and 28/100</u>
To: <u>\$2,540,588.62</u>	<u>Two Million Five Hundred Forty Thousand Five Hundred Eighty Eight Dollars and 62/100</u>

The attached bond shall be subject to all of its terms, conditions and limitations except as herein modified.

IN WITNESS WHEREOF, the above bounden parties have executed this instrument under their several seals this 16th day of May, 2025, the name and corporate seal of each corporate party being hereto affixed and these presents duly signed by its undersigned representative, pursuant to authority of its governing body.

Hooks Construction Company, LLC
(Principal) (Seal)

2211 S. Kanner Highway, Stuart, FL 34994
(Business Address)

Witness:
[Signature]
Or Secretary's Attest

By [Signature] President
(Signature) (Title)

NGM Insurance Company
(Surety) (Seal)

4601 Touchton Road East, Suite 3400, Jacksonville, FL 32246
(Business Address)

Witness:
[Signature]
Alicia Angelillo ~~Or Secretary's Attest~~

By [Signature]
(Signature) Kevin Wojtowicz (Title)
Attorney-in-Fact

Surety Phone No. 904-380-7282





POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That NGM Insurance Company, a Florida corporation having its principal office in the City of Jacksonville, State of Florida, pursuant to Article IV, Section 2 of the By-Laws of said Company, to wit:

"Article IV, Section 2. The board of directors, the president, any vice president, secretary, or the treasurer shall have the power and authority to appoint attorneys-in-fact and to authorize them to execute on behalf of the company and affix the seal of the company thereto, bonds, recognizances, contracts of indemnity or writings obligatory in the nature of a bond, recognizance or conditional undertaking and to remove any such attorneys-in-fact at any time and revoke the power and authority given to them. "

does hereby make, constitute and appoint Jessica Reno, Kevin Wojtowicz, Laura D Mosholder, Stephanie McCarthy

its true and lawful Attorneys-in-fact, to make, execute, seal and deliver for and on its behalf, and as its act and deed, bonds, undertakings, recognizances, contracts of indemnity, or other writings obligatory in nature of a bond subject to the following limitation:

1. No one bond to exceed Twenty Million Dollars (\$20,000,000)

and to bind NGM Insurance Company thereby as fully and to the same extent as if such instruments were signed by the duly authorized officers of NGM Insurance Company; the acts of said Attorney are hereby ratified and confirmed.

This power of attorney is signed and sealed by facsimile under and by the authority of the following resolution adopted by the Directors of NGM Insurance Company at a meeting duly called and held on the 2nd day of December 1977.

Voted: That the signature of any officer authorized by the By-Laws and the company seal may be affixed by facsimile to any power of attorney or special power of attorney or certification of either given for the execution of any bond, undertaking, recognizance or other written obligation in the nature thereof; such signature and seal, when so used being hereby adopted by the company as the original signature of such office and the original seal of the company, to be valid and binding upon the company with the same force and effect as though manually affixed.

IN WITNESS WHEREOF, NGM Insurance Company has caused these presents to be signed by its Secretary and its corporate seal to be hereto affixed this 9th day of October, 2024.

NGM INSURANCE COMPANY By:

L. K. Powell



Lauren K. Powell
Vice President, Corporate Secretary

State of Wisconsin,
County of Dane.

On this 9th day of October, 2024, before the subscriber a Notary Public of State of Wisconsin in and for the County of Dane duly commissioned and qualified, came Lauren K. Powell of NGM Insurance Company, to me personally known to be the officer described herein, and who executed the preceding instrument, and she acknowledged the execution of same, and being by me fully sworn, deposed and said that she is an officer of said Company, aforesaid: that the seal affixed to the preceding instrument is the corporate seal of said Company, and the said corporate seal and her signature as officer were duly affixed and subscribed to the said instrument by the authority and direction of the said Company; that Article IV, Section 2 of the By-Laws of said Company is now in force.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at Madison, Wisconsin this 9th day of October, 2024.

Mary J. Riop

My Commission Expires May 21, 2027



I, Nathan Hoyt, Assistant Vice President of NGM Insurance Company, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney executed by said Company which is still in full force and effect.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Company at Madison, Wisconsin this 16th day of May, 2025.

Nathan Hoyt

Nathan Hoyt Assistant Vice President

