ALPHA QUADRAT

RESTORATION COST CHECK · FOR CONDO BOARDS · FIXED FEE

Restoration Cost Check. A second look at every pay application before the board signs.

Milestone inspections are turning into repair projects worth millions, paid by owners through special assessments. We check each pay application against the contract, the change orders and the previous payments, independent of the contractor, and give the board a written list of observations and questions. The decision to pay stays with the board and its engineer or architect of record.



Alpha Quadrat Bauplanung und Projektmanagement UG (haftungsbeschränkt) · HRB 37161, Amtsgericht Wuppertal
Am Adamshäuschen 31, 42111 Wuppertal, Germany · info@alpha-quadrat.com · alpha-quadrat.com
Yankhoba Momodou Osterholzer, Managing Director · Lazaros Amperidis, Architect AKNW 32316

The repair wave is here, and the board carries the responsibility for every dollar.

Florida reformed condominium law after the Surfside collapse. Boards may no longer waive structural reserves, kickbacks to board members are a felony, conflicts of interest must be disclosed, and invoices belong to the records owners can inspect. Since July 2025, anyone bidding on a milestone inspection or reserve study must disclose whether they will also bid on the repairs. A board that pays an inflated application is exposed to its own owners.

903

permit applications for repairs identified in phase two milestone inspections in 2024 and 2025.

$30M

upper end of the estimated repair values reported, with concrete, electrical and structural work most common.

1,575

phase two milestone inspections completed in 2024 and 2025, each one a likely repair project.

Source: Florida OPPAGA, Report 26-04, Milestone Inspection Reporting Data 2024 and 2025, July 2026. Legal changes: Florida Statutes chapter 718 as amended through 2025; summary by Law Offices of Herb M. Milgrim, May 2026. Disclosure of follow-up bids: Florida HB 913 (2025), summary by Kovitz Shifrin Nesbit, 27 May 2025.

Six checks on every pay application.

01

The arithmetic

Every line of the continuation sheet recalculated, every total on the summary page traced back. Rounding is fine, a missing line is not.

02

The schedule of values

Scheduled values against the contract sum to date, lines billed above 100 %, and values that changed since the last application without a change order.

03

Change orders

Billing on change orders that are not signed, net change on the summary against the board's approved change order log, scope against the inspection report.

04

Front loading

Mobilization, general conditions, bonds and fees billed far ahead of the actual progress of the work.

05

Retainage and stored materials

Retainage at the contract rate, materials paid before installation only with invoices, insurance and a storage location.

06

The previous payment

What the contractor shows as previously billed against what the board actually certified last month.

Every finding names the line, the amount and the question to ask the contractor.

One cycle per application, before the board meeting.

WHEN	STEP	WHO
Day 0	Contractor submits the pay application	Contractor to the association or its manager
Day 1	Application, contract, change order log and last certificate forwarded to us	Community association manager
Days 1 to 3	Review of all six checks, questions to the contractor collected	Alpha Quadrat
Day 3	Written report: observations, questions and the amount in question	Alpha Quadrat to the board
Board meeting	Decision on the payment, report filed with the official records	Board

3 business days

from complete documents to the written report.

1 fixed fee

per application or one price for the whole project, agreed in writing.

7 languages

English, Spanish, Portuguese, German, Italian, French or Dutch.

Pay application no. 4: $81,000 in question, five points to clarify before payment.

SEVERITY	FINDING	AMOUNT
High	Net change by change orders stated as $128,500; approved change orders add up to $86,500. CO-2 is not signed.	$42,000
High	Item 8 bills $21,000 on change order CO-2, which is not approved.	$21,000
High	Previous certificates shown as $600,300; the board certified $582,300 last month.	$18,000
Medium	Mobilization and general conditions billed at 100 % while the job is 45 % complete.	$98,204
Low	$48,000 of railings stored off site. Ask for invoices, insurance and storage location.	$48,000

Concrete restoration of a fictitious 1980s condo tower, contract $2.4 million. You can run the same sample yourself in our free online check: alpha-quadrat.com/tools

Independent, document based, paid only by the association.

01

What we do

We review pay applications, change orders and payment history from the owner's side and give the board clear observations and questions with the amounts involved. The decision to pay stays with the board. We take no fees from contractors, suppliers or managers.

02

What we do not do

We do not inspect structures, certify quantities on site or give legal advice. Structural questions stay with the engineer of record, legal questions with the association's attorney.

03

Who we are

Alpha Quadrat is a building planning and project management firm from Wuppertal, Germany. Checking construction invoices and change orders is what our own tools were built for.

04

Fee and contact

Fixed fee per application or per project, confirmed in writing before we start.
info@alpha-quadrat.com · alpha-quadrat.com
Free online check: alpha-quadrat.com/tools

Send us your last pay application for a fixed-fee quote.

INFO@ALPHA-QUADRAT.COM