SEMINOLE COUNTY, FLORIDA

Board of County Commissioners

Meeting Agenda

Tuesday, January 27, 2026 **9:30 AM** **BCC Chambers**

Please silence all cell phones/electronic devices

I. CALL TO ORDER

Chairman Andria Herr

II. INVOCATION & PLEDGE OF ALLEGIANCE

Pastor Bob Melhorn, Integrity Church

III. AWARDS, PRESENTATIONS AND PROCLAMATIONS

1. Proclamation - Proclaiming 2026 as a “Year of Celebration in Honor of the 250th Anniversary of the Founding of the United States of America” in Seminole County, Florida. Countywide **(Deborah Bauer, Seminole County Semiquincentennial Planning Subcommittee Chair)** **2026-0096**

2. County Investment Advisor Report **(Scott McIntyre, CFA - Senior Portfolio Manager, Managing Director Hilltop Securities Asset Management)** **2026-0092**

IV. CONSENT AGENDA – PUBLIC PARTICIPATION

Florida law provides that members of the public shall be given a reasonable opportunity to be heard on propositions before the Board of County Commissioners, except when the Board is acting on emergency or ministerial matters or conducting a meeting exempt from the requirements of the Sunshine Law. Individuals shall be permitted three (3) minutes each for public participation, or six (6) minutes when the individual is an official representative of a formal association or group. The Chairman may modify the maximum time for public participation, at his sole discretion, when appropriate.

Public participation on quasi-judicial or other public hearing items will occur during the Board's consideration of those items this afternoon. Public participation on pending procurement matters or on non-agenda items shall not be permitted at this time. Members of the public desiring to make public comment must fill out a speaker form and present the form to staff. Forms are available in the lobby.

Constitutional Officers – Consent Agenda (Item No. 3)

3. Expenditure Approval Lists dated December 23, 31, 2025, and January 7, 2026; Payroll Approval List dated December 31, 2025; and BCC Official Minutes dated December 9, 2025. **(Jenny Spencer, CPA, MAcc, CGFO, and CFE, Director - Comptroller's Office)** **2026-0077**

County Manager's Consent Agenda (Items No. 4 - 10)

County Manager's Office

4. Approve the payment of $29,398.14 to Marion County for reimbursement of incurred costs associated with the planning and design of the District 5 and District 24 Medical Examiner facility. Countywide **(Kristian Swenson, Assistant County Manager)** **2026-0107**

Administrative Services

5. Approve and authorize the Chairman to execute the Second Amendment to Florida Auto Auction Properties, LLC d/b/a Orlando Longwood Auto Auction Lease. The Lease is set to expire on November 30, 2028, with no remaining renewals. The annual rent decrease is $15,201.36 for reducing the number of paved parking spaces from 490 to 390. District4 - Lockhart (**Stephen Koontz, Administrative Services Deputy Director**) **2026-0056**

6. Approve ranking and authorize staff to negotiate the Management Fee and Pre-Construction Services Fee in accordance with Section 287.055, Florida Statutes, the Consultants Competitive Negotiation Act, and authorize the Purchasing and Contracts Division to execute Agreement and Work Order #1 for Pre-Construction Services under PS-6847-25/HSM - Master Services Agreement for Construction Manager at Risk (CMAR) for Fire Department Capital Improvement Projects. Countywide. **(Stephen Koontz, Deputy Director of Administrative Services)** Requesting Department - Fleet and Facilities **2026-0065**

7. Approve Change Order #4 to CC-4544-22/GCM - Hillview Drive Drainage Improvements to Carr & Collier, Inc. of Okahumpka, Fl, in the amount of $1,059,606.08 and add an additional two hundred ten (210) calendar days to the Contract Time and authorize the Purchasing and Contracts Division to execute the Change Order. District3 - Constantine. **(Stephen Koontz, Administrative Services Deputy Director)** Requesting Department- Public Works **2026-0088**

Community Services

8. Approve and authorize the Chairman to execute the State Housing Initiatives Partnership (SHIP) and HOME Investment Partnership Program Funding Agreement with Riverbend Landings Partners, Ltd. (Owner) and Riverbend Landings II Partners, Ltd. (Developer), with $1,000,000 funded by SHIP and $50,000 funded by HOME for the development of Riverbend Landings Apartments for the construction of a 146-unit affordable housing rental development and all subsequent documents and revisions. District5 - Herr **(Allison Thall, Community Services Director)** **2026-0067**

Development Services

9. Approve and authorize the Chairman to execute a Special Event Permit for Wekiva Island Spring Fling and Paint Out on Sunday, February 22, 2026, through Saturday, February 28, 2026, and Sunday, March 15, 2026, through Thursday, March 19, 2026 (12 days); located at 1014 Miami Springs Dr. Longwood; (Mary Sue Weinaug, Applicant) District3 - Constantine **(Mike Rhodes**, **Interim Development Services Director)** **2025-1155**

Emergency Management

10. Approve and authorize the Chairman to execute the Notice of Intent for the property located at 100 Horse Lovers Lane in Altamonte Springs to participate in the Elevate Florida Program for an acquisition-demolition mitigation project; and approve and authorize the County Manager to execute future documents related to this project. District3 - Constantine **(Alan Harris, Emergency Management Director)** **2026-0068**

V. WORK SESSION

11. Work Session - Seminole County Cultural Arts Funding Programs **(Gui Cunha, Economic Development & Tourism Director)** **2026-0098**

Public Comment

12. Work Session - Utilities Master Plan CIP **(Johnny Edwards, Utilities Director)** **2026-0036**

Public Comment

13. Work Session - Basin Study - Yankee Lake, Big Wekiva, Little Wekiva **(Joe LoFaso, Chief Design Engineer)** **2026-0099**

Public Comment

Recess BCC Meeting Until 1:30 P.M.

Reconvene Meeting at 1:30 P.M.

14. Quarterly Employee Service Recognition **(Christina Brandolini, Human Resources Director)** **2026-0091**

VI. PUBLIC HEARING AGENDA

Accept Proofs of Publication

Ex Parte Disclosure

Public Hearings - Legislative

15. Approve the adoption of the Ordinance establishing Chapter 270, Part 13, Section 270.475 of the Seminole County Code, the Rolling Hills Groundwater Monitoring District, for non-source properties surrounding the former Rolling Hills Golf Course and implement conditions for new wells, dewatering activities and new stormwater facilities and authorize the Chairman to execute the final version of the Declaration of Restrictive Covenant for the former Rolling Hills Golf Course once received from the Florida Department of Environmental Protection District3 - Constantine & District4 - Lockhart **(Richard Durr, Parks & Recreation Director)** **2026-0066**

Public Comment

16. Approve the Guaranteed Maximum Price (GMP) of $20,360,224 for the Design and Construction of Seminole County Rolling Hills Community Park & Roadway, in accordance with Section 287.055, Florida Statutes, the Consultants Competitive Negotiations Act, and authorize the Purchasing and Contracts Division to execute Work Order No. 2 for Construction Services and to execute and incorporate Appendix I into PS-6034-24/RTB - Construction Manager at Risk (CMAR) Services for Rolling Hills Community Park and Adjacent Neighborhood Roadways; and approve and authorize the Chairman to execute a Resolution implementing Budget Amendment Request (BAR) #26-017 in the Infrastructure Sales Tax Fund to transfer $15,520,014 from reserves. District3 - Constantine & District4 - Lockhart **(Richard Durr, Parks & Recreation Director)** **2025-1105**

Public Comment

VII. COUNTY ATTORNEY'S REPORT

IIX. COUNTY MANAGER'S REPORT AND STAFF PRESENTATIONS

IX. DISTRICT COMMISSIONER REPORTS

District 3 - Commissioner Constantine

District 4 - Commissioner Lockhart

District 1 - Commissioner Dallari

District 2 - Commissioner Zembower

District 5 - Chairman Herr

X. CHAIRMAN'S REPORT

XI. PUBLIC COMMENT (Items not Related to the Agenda)

XII. ADJOURN BCC MEETING

PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THE HUMAN RESOURCES, ADA COORDINATOR 48 HOURS IN ADVANCE OF THE MEETING AT 407-665-7940.

FOR ADDITIONAL INFORMATION REGARDING THIS NOTICE, PLEASE CONTACT THE COUNTY MANAGER'S OFFICE, AT 407-665-7219. PERSONS ARE ADVISED THAT, IF THEY DECIDE TO APPEAL DECISIONS MADE AT THESE MEETINGS/HEARINGS, THEY WILL NEED A RECORD OF THE PROCEEDINGS AND FOR SUCH PURPOSE, THEY MAY NEED TO INSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED, PER SECTION 286.0105, FLORIDA STATUTES.

SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

File Number: 2026-0096

Title:

Proclamation - Proclaiming 2026 as a “Year of Celebration in Honor of the 250th Anniversary of the Founding of the United States of America” in Seminole County, Florida. Countywide **(Deborah Bauer, Seminole County Semiquincentennial Planning Subcommittee Chair)**

PROCLAMATION
OF THE
SEMINOLE COUNTY
BOARD OF COUNTY COMMISSIONERS
PROCLAIMING 2026 AS
A YEAR OF CELEBRATION
IN HONOR OF THE
250TH ANNIVERSARY
OF THE
FOUNDING OF THE UNITED STATES OF AMERICA
IN SEMINOLE COUNTY, FLORIDA

WHEREAS, July 4, 2026, marks the 250th anniversary of the signing of the Declaration of Independence, a defining moment in human history, which proclaimed America's independence from Great Britain and King George III, an act that profoundly changed not only the course of America's history, but the history of the world; and

WHEREAS, the 14th and 15th British Colonies of East Florida (with its capital at St. Augustine) and West Florida (with its capital at Pensacola) were created in 1763 with the passage of the Proclamation of 1763 by the British Crown and are often omitted from the traditional narrative the American Revolution and Seminole County is located in what was known as East Florida; and

WHEREAS, the British Crown ordered German surveyor and cartographer John William Gerard de Brahm to survey its holdings in East Florida upon its acquisition from the Spanish in 1763, and de Braham traveled along the St. John's River into what is now Seminole County and likely became one of the first Europeans to visit this area, and in 1765 subsequently created a map known as "the Map of East Florida, East of the 82nd degree of Longitude from the Meridian of London ... Surveyed by William Gerard de Brahm, Surveyor General for the Southern District of North America. In two parts" that represents the earliest known surveyed map of portions of what would become Seminole County; and

WHEREAS, the British Crown granted land allotments to individuals such as Dr. William Stork (1000 acres), Sir Alexander Grant (20,000 acres), John Beresford (20,000 acres), Captain Samuel Barrington (20,000 acres), Captain John Jervis (20,000 acres) and William Henry Ricketts, Esq. (20,000 acres) around Lake Grant (modern day Lake Monroe), Lake Beresford (modern day Lake Jesup), and the Upper Lake (modern day Lake Harney) and these people became some of the first surveyed land owners in what would become the cities of Winter Springs, Oviedo, and the village of Geneva in Seminole County demonstrating Seminole County's ties to the eighteenth century in a way heretofore unknown; and

WHEREAS, Seminole County, Florida, joins communities across our state and nation in recognizing the importance of this milestone and in reaffirming our shared commitment to the ideals and values that continue to unite us as Americans; and

WHEREAS, the year 2026 offers an opportunity for all Americans to reflect upon and celebrate the enduring principles of freedom, democracy, and self-government that have guided our nation since its founding in 1776; and

WHEREAS, the United States Semiquincentennial provides a historic occasion to honor the vision, courage, and sacrifices of the patriots who secured our independence, as well as the generations that have since worked to expand and protect the blessings of liberty for all; and

WHEREAS, the Seminole County Board of County Commissioners encourages residents, schools, businesses, civic organizations, and cultural institutions to participate in activities and programs throughout the year that celebrate our nation's history, honor those who have served to defend its principles, and inspire future generations to uphold the promise of freedom and equality;

NOW, THEREFORE, BE IT PROCLAIMED, that we,the Seminole County Board of County Commissioners, hereby designate the year 2026 as a Year of Celebration in Honor of the 250th Anniversary of the Founding of the United States of America with pride, gratitude, and unity.

ADOPTED this 27th day of January 2026

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Andria Herr, Chairman Seminole County, Board of County Commissioners

SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771 1468

File Number: 2026-0092

Title:

County Investment Advisor Report **(Scott McIntyre, CFA - Senior Portfolio Manager, Managing Director Hilltop Securities Asset Management)**

SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

File Number: 2026-0077

Title:

Expenditure Approval Lists dated December 23, 31, 2025, and January 7, 2026; Payroll Approval List dated December 31, 2025; and BCC Official Minutes dated December 9, 2025. **(Jenny Spencer, CPA, MAcc, CGFO, and CFE, Director - Comptroller's Office)**

Division:

Clerk of Court

Authorized By:

Jenny Spencer, CPA, MAcc, CGFO, and CFE, Director - Comptroller's Office

Contact/Phone Number:

Chariti Guevara/407-665-7662

Background:

Detailed reports are attached. Listing of “Received and Filed” documents is for information only.

Requested Action:

Approve Expenditure Approval Lists dated December 23, 31, 2025, and January 7, 2026; Payroll Approval List dated December 31, 2025; and BCC Official Minutes dated December 9, 2025.

CLERK AND COMPTROLLER'S
REPORT and BRIEFING
JANUARY 27, 2026

I. ITEMS FOR CONSIDERATION FROM THE COMPTROLLER'S OFFICE

A. EXPENDITURE APPROVAL AND PAYROLL APPROVAL LISTS

Approve Expenditure Approval Lists dated December 23, 31, 2025, and January 7, 2026; and Payroll Approval List dated December 31, 2025.

II. ITEMS FOR CONSIDERATION FROM COUNTY COMMISSION RECORDS

A. BCC OFFICIAL MINUTES

Approve BCC Official Minutes dated December 9, 2025.

B. RECEIVED AND FILED LISTING (For Information Only)

1. ADDENDUM #1 TO THE FOURTH REVISED AND RESTATED DCA #25-20500012/LIGONIER MINISTRIES-SAINT ANDREWS PD (AKA SPROUL BIBLE COLLEGE)
2. AGRMT FOR HUD CONTINUUM OF CARE PROGRAM GRANT FY 2025-2026 FL0562L4H072409/HOMELESS SERVICES NETWORK OF CENTRAL FLORIDA (FULLY EXECUTED)
3. AGRMT FOR HUD CONTINUUM OF CARE PROGRAM GRANT FY 2025-2026 FL0562L4H072409/HOMELESS SERVICES NETWORK OF CENTRAL FLORIDA (NFEX)
4. AMDMT #1 TO W.O. #1 TO CC-6191-24/QUALITY PLUS RECONSTRUCTION
5. AMDMT #1 TO W.O. #2 TO CC-6191-24/QUALITY PLUS RECONSTRUCTION
6. AMDMT #1 TO W.O. #22 TO PS-4244-22/WSP USA ENVIRONMENTAL & INFRASTRUCTURE
7. AMDMT #1 TO W.O. #3 TO CC-6191-24/QUALITY PLUS RECONSTRUCTION
8. AMDMT #2 TO W.O. #7 TO PS-4824-23/GEOSYNTEC CONSULTANTS
9. AMDMT #4 TO W.O. #42 TO PS-2826-20/JOHNSON, MIRMIRAN & THOMPSON
10. AMDMT #4 TO W.O. #93 TO PS-1822-18/CPH
11. ASSIGNMENT AND FIRST AMDMT OF IFB-604900-24/C.W. (CW) ROBERTS CONTRACTING
12. ASSOCIATE TENNIS PRO AGRMT/MATEO GAMERO
13. C.O. #1 TO W.O. #51 TO CC-3563-21/CARR & COLLIER
14. C.O. #2 TO CC-4508-23/DB CIVIL CONSTRUCTION
15. C.O. #5 TO CC-5744-24/MASCI GENERAL CONTRACTOR
16. CLOSEOUT TO CC-4727-23/SOUTHLAND CONSTRUCTION
17. CLOSEOUT TO W.O. #39 TO CC-3563-21/SCHULLER CONTRACTORS
18. CLOSEOUT TO W.O. #4 TO CC-4941-23/PROSHOT CONCRETE
19. CLOSEOUT TO W.O. #40 TO CC-3563-21/SCHULLER CONTRACTORS
20. CLOSEOUT TO W.O. #8 TO RFP-3742-21/RAK GENERAL CONTRACTORS
21. FIFTH AMDMT TO CC-3563-21/C.W. ROBERTS CONTRACTING, INC
22. FINAL RENEWAL #2 TO PS-3968-21/ATKINSREALIS USA, INC
23. FINAL RENEWAL #5 TO RFP-603892-20/SELECTRON TECHNOLOGIES
24. FIRST AMDMT TO RFP-604885-24/DTG HOLDINGS
25. FIRST AMDMT TO RFP-604921-25/BROOKE RESEARCH AND CONSULTING
26. PARKS CONTRACT FOR SERVICES/GINA STRICKLAND
27. RENEWAL #1 TO RFP-604360-22/KRUCIAL RAPID RESPONSE
28. RENEWAL #1 TO RFP-604444-22/C&S TOWING SERVICES

CLERK AND COMPTROLLER'S
REPORT and BRIEFING
JANUARY 27, 2026

29	RENEWAL #1 TO RFP-604473-22/CORWINS PERSONAL CHEF AND CATERING SERVICES
30	RENEWAL #1 TO RFP-604473-22/PUFF 'N STUFF CATERING
31	RENEWAL #2 TO IFB-604201-21/LIBERTY TIRE RECYCLING
32	TOURIST TAX FUNDING AGRMT/ELITE CLUBS NATIONAL LEAGUE/2026 ECNL BOYS REGIONAL LEAGUE FLORIDA NATIONAL EVENT
33	TOURIST TAX FUNDING AGRMT/ELITE CLUBS NATIONAL LEAGUE/2026 ECNL GIRLS REGIONAL LEAGUE FLORIDA NATIONAL EVENT
34	W.O. #1 TO PS-5342-23/AECOM TECHNICAL SERVICES
35	W.O. #11 TO PF-4824-23/WSP USA ENVIRONMENTAL & INFRASTRUCTURE
36	W.O. #11 TO PS-5946-24/JACOBS ENGINEERING GROUP
37	W.O. #13 TO PS-5135-23/SCS ENGINEERS
38	W.O. #15 TO PS-4468-22/TIERRA
39	W.O. #16 TO PS-4468-22/ARDAMAN & ASSOCIATES
40	W.O. #16 TO PS-5135-23/S2L, INC.
41	W.O. #16 TO PS-6032-24/CHARLES PERRY PARTNERS
42	W.O. #17 TO PS-6032-24/SCORPIO
43	W.O. #35 TO PS-4968-23/CDM SMITH
44	W.O. #57 TO CC-3563-21/CATHCART CONSTRUCTION COMPANY
45	W.O. #58 TO CC-3563-21/CENTRAL FLORIDA ENVIRONMENTAL CORP
46	W.O. #6 TO PS-4720-23/KITTELSON & ASSOCIATES
47	W.O. #70 TO PS-2826-20/PEGASUS ENGINEERING

COUNTY COMMISSION - SEMINOLE
BOCC Expenditure Approval List
For Checks Dated From 12/18/25 Through 12/23/25

FUND	FUND TITLE	AMOUNT
00100	GENERAL FUND	$ 1,562,335.77
00103	NATURAL LAND ENDOWMENT FUND	760.00
00108	FACILITIES MAINTENANCE FUND	1,347.50
00111	TECHNOLOGY REPLACEMENT FUND	36,188.20
00112	MAJOR PROJECTS FUND	23,235.00
00113	COUNTYWIDE UTILITIES	22,739.38
10101	TRANSPORTATION TRUST FUND	2,965.02
10102	MASS TRANSIT FUND	1,486,943.99
10400	BUILDING PROGRAM	140,736.77
11000	TOURISM PARKS 1,2,3 CENT FUND	1,399.00
11001	TOURISM SPORTS 4 & 6 CENT FUND	5,000.00
11200	FIRE PROTECTION FUND	79,361.99
11400	COURT SUPP TECH FEE (ARTV)	42,308.87
11500	1991 INFRASTRUCTURE SALES TAX	1,895,368.52
11541	2001 INFRASTRUCTURE SALES TAX	1,050.00
11560	2014 INFRASTRUCTURE SALES TAX	168,012.72
11908	DISASTER PREPAREDNESS	66.30
11916	PUBLIC WORKS GRANTS	82,658.29
12023	SHIP AFFORDABLE HOUSING 22/23	940.00
12024	SHIP AFFORDABLE HOUSING 23/24	6,650.00
12025	SHIP AFFORDABLE HOUSING 24/25	1,740.00
12303	OPIOID SETTLEMENT	76,906.95
12500	EMERGENCY 911 FUND	1,759.03
12608	MOBILITY FEE SUBURBAN EAST DIS	65,197.99
13100	ECONOMIC DEVELOPMENT	4,973.18
15100	MSBU RESIDENTIAL SOLID WASTE	1,352,686.17
16005	MSBU MILLS (LM/AWC)	217.27
16007	MSBU AMORY (LM/AWC)	316.58
16013	MSBU HOWELL CREEK (LM/AWC)	104.28
16020	MSBU HORSESHOE (LM/AWC)	433.19
16021	MSBU MYRTLE (LM/AWC)	137.94
16023	MSBU SPRING WOOD LAKE (LM/AWC)	140.96
16024	MSBU LAKE OF THE WOODS(LM/AWC)	451.95
16025	MSBU MIRROR (LM/AWC)	304.07
16026	MSBU SPRING (LM/AWC)	450.43
16027	MSBU SPRINGWOOD WTRWY (LM/AWC)	75.78
16028	MSBU BURKETT (LM/AWC)	129.31
16030	MSBU SWEETWATER COVE (LM/AWC)	1,282.05
16031	MSBU LAKE ASHER AWC	172.33
16032	MSBU ENGLISH ESTATES (LM/AWC)	144.60
16033	MSBU GRACE LAKE (LM/AWC)	260.81
16035	MSBU BUTTONWOOD POND (LM/AWC)	87.30
16036	MSBU HOWELL LAKE (LM/AWC)	1,846.00
16037	MSBU LK LINDEN (LM/AWC)	124.30
16039	MSBU RICE LAKE (LM)	278.93
16040	MSBU TWIN LAKES (LM)	674.87
16073	MSBU SYLVAN LAKE (AWC)	335.00
16077	MSBU LITTLE LK HOWELL/TUSK	194.52
16080	MSBU E CRYSTAL CHAIN OF LAKES	683.18
40100	WATER AND SEWER FUND	89,267.07
40102	CONNECTION FEES-WATER	133,505.49
40201	SOLID WASTE FUND	991.67
50100	PROPERTY LIABILITY FUND	1,170.00
50200	WORKERS COMPENSATION FUND	1,170.00
50300	HEALTH INSURANCE FUND	13,088.90
TOTAL REPORT		$ 7,311,369.42

COUNTY COMMISSION - SEMINOLE
BOCC Expenditure Approval List
DECEMBER 23, 2025

CHECK SEQUENCE: CK # 986453-986617
ACH SEQUENCE: ACH # 192-194

THIS EXPENDITURE LIST IS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA THIS 27TH DAY OF JANUARY, 2026.

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Chairman

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COUNTY COMMISSION - SEMINOLE
BOCC Expenditure Approval List
For Checks Dated From 12/24/25 Through 12/31/25

FUND	FUND TITLE	AMOUNT
00100	GENERAL FUND	$ 2,656,940.15
00103	NATURAL LAND ENDOWMENT FUND	801.57
00108	FACILITIES MAINTENANCE FUND	2,915.00
00112	MAJOR PROJECTS FUND	10,069.84
00113	COUNTYWIDE UTILITIES	165,909.84
10101	TRANSPORTATION TRUST FUND	39,907.35
11200	FIRE PROTECTION FUND	61,880.49
11400	COURT SUPP TECH FEE (ARTV)	919.50
11500	1991 INFRASTRUCTURE SALES TAX	7,932.76
11560	2014 INFRASTRUCTURE SALES TAX	873,109.27
11641	PUBLIC WORKS-INTERLOCAL AGREEM	14,912.09
11916	PUBLIC WORKS GRANTS	151,497.19
11919	COMMUNITY SVC GRANTS	3,241.80
15000	MSBU STREET LIGHTING	4,410.93
40100	WATER AND SEWER FUND	897,829.36
40108	WATER & SEWER CAPITAL IMPROVEM	129,786.03
40201	SOLID WASTE FUND	188,838.20
50100	PROPERTY LIABILITY FUND	172,147.58
50200	WORKERS COMPENSATION FUND	10,190.91
TOTAL REPORT		$ 5,393,239.86

COUNTY COMMISSION - SEMINOLE
BOCC Expenditure Approval List
DECEMBER 31, 2025

CHECK SEQUENCE: CK # 986618-986731
ACH SEQUENCE: ACH # 195-196

THIS EXPENDITURE LIST IS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA THIS 27 DAY OF JANUARY, 2026.

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Chairman

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COUNTY COMMISSION - SEMINOLE
BOCC Expenditure Approval List
For Checks Dated From 1/1/26 Through 1/7/26

FUND	FUND TITLE	AMOUNT
00100	GENERAL FUND	$ 41,630,386.10
00103	NATURAL LAND ENDOWMENT FUND	165.00
00112	MAJOR PROJECTS FUND	5,765.00
00113	COUNTYWIDE UTILITIES	76,936.45
10101	TRANSPORTATION TRUST FUND	534,732.49
10400	BUILDING PROGRAM	61,244.01
11000	TOURISM PARKS 1,2,3 CENT FUND	38,084.75
11200	FIRE PROTECTION FUND	178,310.02
11400	COURT SUPP TECH FEE (ARTV)	50,563.85
11560	2014 INFRASTRUCTURE SALES TAX	16,665.36
11901	COMMUNITY DEVELOPMEN BLK GRANT	9,591.37
11902	HOME PROGRAM GRANT	32,048.00
11904	EMERGENCY SHELTER GRANTS	4,043.94
11908	DISASTER PREPAREDNESS	262.03
11909	MOSQUITO CONTROL GRANT	2,000.00
11912	PUBLIC SAFETY GRANTS (STATE)	21,044.20
11919	COMMUNITY SVC GRANTS	516.22
11930	RESOURCE MANAGEMENT GRANTS	16,232.64
12023	SHIP AFFORDABLE HOUSING 22/23	10,500.00
12024	SHIP AFFORDABLE HOUSING 23/24	62,125.10
12500	EMERGENCY 911 FUND	1,636.69
13100	ECONOMIC DEVELOPMENT	366,622.50
15000	MSBU STREET LIGHTING	99,429.02
16010	MSBU CEDAR RIDGE (GRNDS MAINT)	61.60
16080	MSBU E CRYSTAL CHAIN OF LAKES	264.97
32100	NATURAL LANDS/TRAILS	1,003.29
40100	WATER AND SEWER FUND	217,450.25
40103	CONNECTION FEES-SEWER	2,384.45
40108	WATER & SEWER CAPITAL IMPROVEM	523,667.43
40201	SOLID WASTE FUND	93,942.97
50200	WORKERS COMPENSATION FUND	48,996.75
50300	HEALTH INSURANCE FUND	3,999,800.57
TOTAL REPORT		$ 48,106,477.02

COUNTY COMMISSION - SEMINOLE
BOCC Expenditure Approval List
JANUARY 7, 2026

CHECK SEQUENCE: CK # 986732-986885
ACH SEQUENCE: ACH # 197-203

THIS EXPENDITURE LIST IS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA THIS 27 DAY OF JANUARY, 2026.

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Chairman

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SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS

PAYROLL APPROVAL LIST

As of Pay Date: 12/31/2025
Biweekly Payroll Ending: 12/27/2025

Check Numbers: **163211 - 163221**
Voided Check Number: N/A

Net Expenditure Total: **$3,948,363.63**

This payroll is approved by the Board of County Commissioners of Seminole County Florida, this 27 day of January, 2026.

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Chairman

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COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

File Number: 2026-0107

Title:

Approve the payment of $29,398.14 to Marion County for reimbursement of incurred costs associated with the planning and design of the District 5 and District 24 Medical Examiner facility. Countywide **(Kristian Swenson, Assistant County Manager)**

Division:

County Manager Office

Authorized By:

Kristian Swenson, Assistant County Manager

Contact/Phone Number:

Kristian Swenson/407-665-7246

Background:

February 12, 2025 - Joint District 5/24 Medical Examiner Advisory Committee requested a plan submission to consider support of reassignment of Lake County to Medical Examiner District 24.

February 14, 2025 - Marion County sent a letter requesting reimbursement of expenses for a new Medical Examiner Facility.

April 22, 2025 - Lake County BCC voted unanimously to move forward with the District 24 reassignment request and submit a plan to the Medical Examiner Advisory Committee.

May 13, 2025 - Seminole County BCC voted unanimously to execute a letter to the Medical 2025-450 Examiner Advisory Committee Chairman regarding the proposed plan for a mutual reassignment of Lake County from the Medical Examiner District 5 to District 24

Requested Action:

Staff requests the Board approve the payment of $29,398.14 to Marion County for reimbursement of incurred costs associated with the planning and design of the District

5 and District 24 Medical Examiner facility.

Marion County
Board of County Commissioners

Administration

601 SE 25th Ave.
Ocala, FL 34471
Phone: 352-438-2300
Fax: 352-438-2324

Mounir Bouyounes, P.E.
County Administrator
February 14, 2025

Darren Gray, County Manager Seminole County
1101 E. 1st St
Sanford, FL 32771

Dear County Manager,

On February 12, 2025, the Medical Examiners Advisory Committee for Districts 5 and 24 met and had a very lengthy discussion on how the districts will move forward after the request made on February 4th by Lake and Seminole County to be together in District 24.

Due to the decision of the Medical Examiners Advisory Committee to place the construction of a new Medical Examiner facility on hold, Marion County is requesting to recover $110,346.53 of incurred costs associated with the planning and design of a new Medical Examiner building. In addition to the $110,346.53, the current contract with a construction manager allows for up to $69,010 in fees, if the project were to be cancelled. We have confirmed with the construction manager there will be no fee charged to this project. Therefore, Marion County is requesting to be reimbursed $29,398.14 from Seminole County for the incurred costs listed above.

The table below explains the allocation for this cost. This table was presented to the Medical Examiners Advisory Committee at the February 12th meeting.

Recovery of Incurred Cost	
	MEC00001 without Land
Design	$107,372.53
Land Purchase	
Property Appraisal	$2,975.00
Miscellaneous	
Total Cost	$110,347.53
Citrus	$9,796.98
Hernando	$12,334.70
Lake	$25,044.93
Marion	$24,393.79
Sumter	$9,378.99
Seminole	$29,398.14
Total	$110,347.53

Thank you for your partnership and please reach out to me with any questions.

Sincerely,

Mounir Bouyounes, P.E.
County Administrator

File Number: 2026-0056

Title:

Approve and authorize the Chairman to execute the Second Amendment to Florida Auto Auction Properties, LLC d/b/a Orlando Longwood Auto Auction Lease. The Lease is set to expire on November 30, 2028, with no remaining renewals. The annual rent decrease is $15,201.36 for reducing the number of paved parking spaces from 490 to 390. District4 - Lockhart (**Stephen Koontz, Administrative Services Deputy Director**)

Division:

Administrative Services-Real Estate

Authorized By:

Stephen Koontz, Administrative Services Deputy Director

Contact/Phone Number:

Shane Fischer/407-665-7414

Background:

On December 8, 2015, the County closed on the purchase of the property located at 2925 N. U.S. Highway 17-92, Longwood, Florida. On November 15, 2016, the Board of County Commissioners approved the lease agreement with Florida Auto Auction Properties, LLC d/b/a Orlando Longwood Auto Auction for 490 paved striped parking spaces and a 3,000 square foot building. The term commenced on December 1, 2016, and matured on November 30, 2019, with an option to renew for two (2) additional periods of three (3) years. On August 13, 2019, Board of County Commissioners, approved the First Renewal to the lease which renewed the term for three (3) years from December 1, 2019, to November 30, 2022. On September 27, 2022, the Board of County Commissioners, approved the First Amendment to the lease which extended the term through November 30, 2028. Rent increases changed from a flat two (2) percent increase to the standard CPI or three (3) percent, whichever is less. Insurance provisions have been updated by Risk Management.

The proposed Second Amendment reduces the number of paved striped parking spaces from 490 to 390 to allow County to utilize the main office building for their own

purposes once the renovations have been completed. The effective date of the change is February 1, 2026. The current monthly rent of $10,345.39 will decrease to $9,078.61 per month on February 1, 2026, with a scheduled rent increase on December 1 of each subsequent year until November 30, 2028. The tenant continues to pay for security, utilities, janitorial, maintenance and repairs and its own liability insurance. County may terminate the lease upon ninety (90) days' notice.

Requested Action:

Staff requests the Board approve and authorize the Chairman to execute the Second Amendment to Florida Auto Auction Properties, LLC d/b/a Orlando Longwood Auto Auction Lease.

SECOND AMENDMENT TO FLORIDA AUTO AUCTION PROPERTIES, LLC d/b/a ORLANDO LONGWOOD AUTO AUCTION LEASE

THIS SECOND AMENDMENT TO LEASE is dated as of the _____ day of _____ 2026, and is to that Lease entered into on the 22nd day of November, 2016, and renewed on August 13, 2019 and amended on September 27, 2022, by and between **FLORIDA AUTO AUCTION PROPERTIES, LLC, d/b/a ORLANDO LONGWOOD AUTO AUCTION,** whose address is 2800 N. U.S. Highway 17-92, Longwood, Florida 32750, in this Second Amendment referred to as "TENANT", and **SEMINOLE COUNTY**, a charter county and political subdivision of the State of Florida, whose address is Seminole County Services Building, 1101 East 1st Street, Sanford, Florida 32771, in this Second Amendment referred to as "LANDLORD".

W I T N E S S E T H:

WHEREAS, TENANT and LANDLORD entered into the above referenced Lease on November 22, 2016, to lease a portion of LANDLORD's property located at 2925 N. U.S. Highway 17-92, Longwood, Florida 32750; and

WHEREAS, TENANT and LANDLORD entered into the First Renewal on August 13, 2019; and

WHEREAS, TENANT and LANDLORD entered into the First Amendment to the Lease on September 27, 2022; and

WHEREAS, the Lease is currently set to expire on November 30, 2028; and

WHEREAS, the parties desire to amend the Lease to revise Section 1 and 15 to reflect 390 paved parking spaces, to revise Section 3(a) to modify the rent, and to enable both parties to continue to enjoy the mutual benefits it provides,

NOW, THEREFORE, in consideration of the mutual understandings and agreements contained in this First Amendment, the parties agree to amend the Lease as follows:

1. Section 1 of the Lease is deleted and replaced with the following:

Section 1. Leased Premises. LANDLORD hereby grants to TENANT and TENANT hereby accepts from LANDLORD for TENANT's exclusive use and occupancy the portion of LANDORD'S property located at 2925 N. U.S. Highway 17-92, Longwood, Florida described on the attached Exhibit "A" Sketch of Description, consisting of 8.61 acres which includes three hundred ninety (390) paved striped parking spaces and a three thousand (3,000) square foot building known as the former Used Car building, in this Lease referred to as "Leased Premises". The Leased Premises are depicted on the attached Exhibit "B" aerial map as the area outlined in blue, less the buildings labeled "NOT INCLUDED."

2. Section 3 of the Lease is deleted and replaced with the following:

Section 3. Rent; Annual Rent Adjustment

(a) Prior to December 1, 2025, the rent payable by Tenant to Landlord, which includes annual increases, is as stated in the original Lease dated November 22, 2016 and the First Amendment to the original Lease dated September 27, 2022.

(b) Commencing December 1, 2025, and ending January 31, 2026, the monthly rent to be paid by TENANT to LANDLORD for the Leased Premises is Ten Thousand Three Hundred Forty-Five and 39/100 Dollars ($10,345.39).

(c) Commencing February 1, 2026, and ending November 30, 2026, the monthly rent to be paid by TENANT to LANDLORD for the Leased Premises is Nine Thousand Seventy-Eight and 61/100 Dollars ($9,078.61).

(d) Commencing December 1, 2026 and continuing on December 1 of each subsequent year until November 30, 2028, the rent will be increased by three percent (3%) or adjusted based upon the CPI Index, whichever is less. The CPI adjustment will be made on the basis of changes in the index number set forth in the Consumer Price Index – Urban Wage Earners and Clerical Workers – All items, U.S. City Average (1982-84 = 100) published by the Bureau of Labor Statistics, United States Department of Labor. This adjustment to the annual rent is calculated by multiplying the rent payable in the immediately preceding lease year by the sum of: (i) one hundred percent (100%), plus (ii) the percentage increase in the CPI during the prior year; provided, however, that in no event may such upwardly adjusted annual rent exceed one hundred three percent (103%) of the annual rent for the immediately preceding year. It is LANDLORD's responsibility to calculate these adjustments timely and provide written notice of the adjusted rent to TENANT.

(e) TENANT shall submit the monthly rent payments to Contracts and Leasing Coordinator, 1101 East 1st Street, Sanford, Florida 32771.

3. Section 15 of the Lease is deleted and replaced with the following:

Section 15. Termination. If LANDLORD requires all or any portion of the Leased Premises for other Seminole County purposes, LANDLORD may terminate this Lease as to such required entirety or portion of the Leased Premises upon ninety (90) days' prior written notice to TENANT. If LANDLORD partially terminates this Lease as to a portion of the Leased Premises, the annual rent in effect at the time of such partial termination, pursuant to Section 3 of this Lease, will be prorated on the following basis: (1) forty percent (40.0%) of the annual rent in effect for the three thousand (3,000) square foot building; and (2) one divided by three hundred ninety (1/390) multiplied by sixty percent (60.0%) of the annual rent in effect for each striped paved parking space, which is based on a total of 390 striped paved parking spaces.

4. Exhibits A and B to the Lease are deleted and replaced with Exhibits A and B to this Second Amendment.

5. Exhibit C as attached to this Second Amendment is added to and incorporated into the Lease as Exhibit C, effective retroactively to September 27, 2022.

6. Except as modified by this Second Amendment, all terms and conditions of the Lease remains in full force and effect for the term of this Lease, as amended by this Second Amendment.

IN WITNESS WHEREOF, the parties have executed this Second Amendment for the purposes stated above.

ATTEST:

FLORIDA AUTO AUCTION PROPERTIES, LLC, d/b/a ORLANDO LONGWOOD AUTO AUCTION

By: SOUTH FLORIDA AUTO AUCTION OF FT. LAUDERDALE, INC.
Its Manager/Member

Witness

By: Cheryl Lorenz
CHERYL LORENZ, President

Print Name: Deane Kemp

Date: 1.5.26

Witness

Print Name: CeAnna Hill

ATTEST:

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

_____
GRANT MALOY
Clerk to the Board of
County Commissioners of
Seminole County, Florida.

By: _____
ANDRIA HERR, Chairman

Date: _____

For the use and reliance
of Seminole County only.

As authorized for execution by the Board of
County Commissioners at its _____,
2026, regular meeting.

Approved as to form and
legal sufficiency.

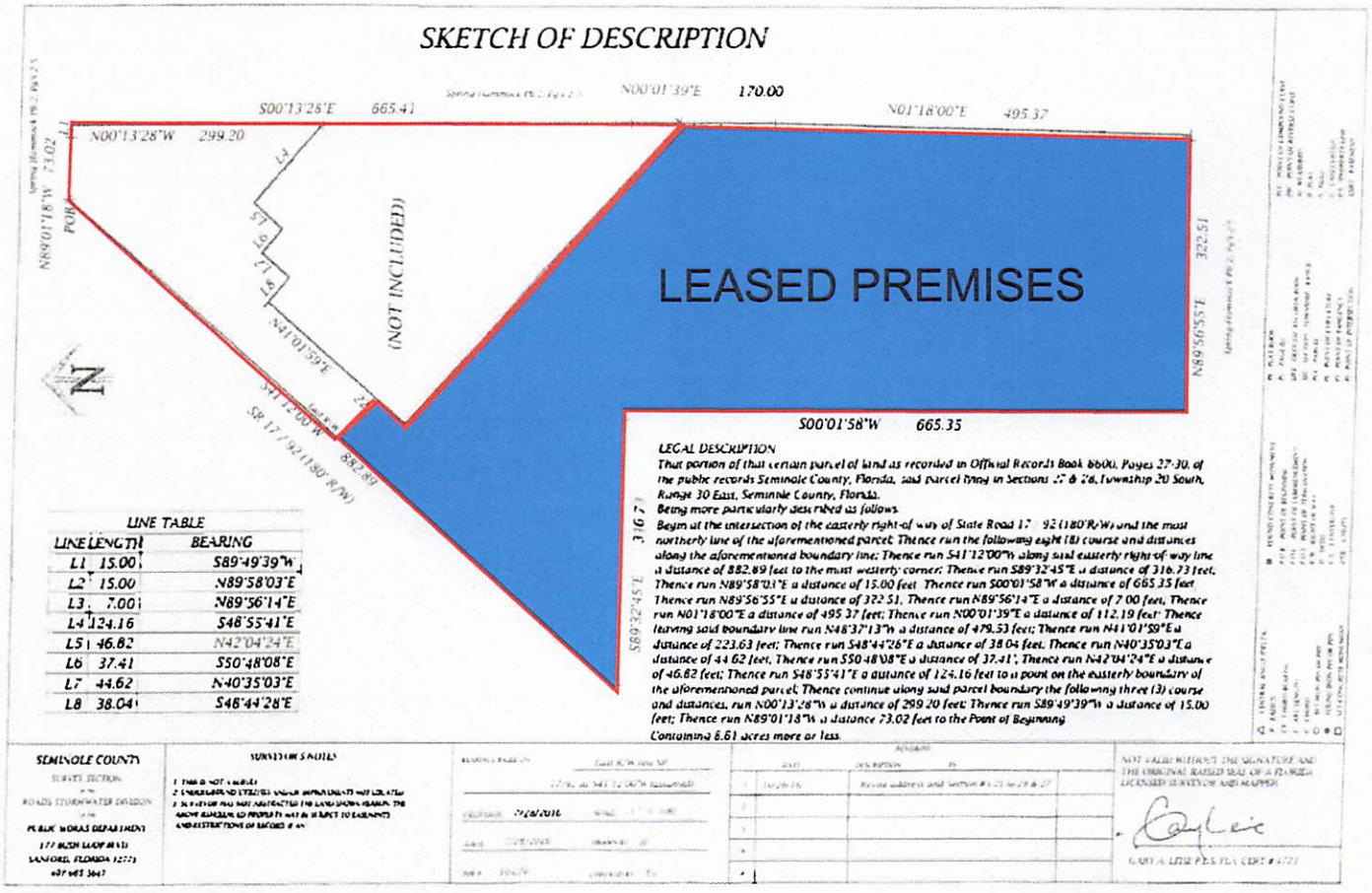
_____
County Attorney

Attachments:
Exhibit A – Sketch of Description
Exhibit B – Aerial Map
Exhibit C – Insurance Requirements

AFL/sfa
12/16/2025
T:\Users\alanius\Leases\12827\Florida Auto Auction Second Amendment.docx

— *EXCLUDED*/boundary lines are approximate and are to be used for visual purposes only

EXHIBIT "A"



EXCLUDED/boundary lines are approximate and are to be used for visual pruposes only

EXHIBIT "B"

FLORIDA AUTO AUCTIONS PROPERTIES LLC LEASE
EXHIBIT C
INSURANCE REQUIREMENTS

The following insurance requirements and limits of liability are required:

A.	Workers' Compensation & Employers' Liability Insurance:		
	Workers' Compensation:	Statutory	
	Employers' Liability:	$ 1,000,000	Each Accident
		$ 1,000,000	Disease Aggregate
		$ 1,000,000	Disease Each Employee
B.	Commercial General Liability Insurance:		
		$ 1,000,000	Per Occurrence
		$ 1,000,000	Personal and Advertising Injury
		$ 2,000,000	General Aggregate
		$ 2,000,000	Products and Completed Operations Aggregate
C.	Business Automobile Liability Insurance:		
		$ 1,000,000	Combined Single Limit (Any Auto or Owned, Hired, and Non-Owned Autos)
D.	Garagekeepers Liability:	$1,000,000	Per Occurrence
E.	Umbrella/Excess Liability:	$5,000,000	Each Occurrence

Seminole County, Florida named additional insured all applicable policies, provided a waiver of subrogation, and all certificates must evidence coverage is primary and non-contributory.

~~ End Exhibit C ~~

FIRST AMENDMENT TO FLORIDA AUTO AUCTION PROPERTIES, LLC d/b/a ORLANDO LONGWOOD AUTO AUCTION LEASE

THIS FIRST AMENDMENT TO LEASE is dated as of the 27 day of September 20 22, and is to that Lease entered into on the 22nd day of November, 2016, and renewed on August 13, 2019, by and between **FLORIDA AUTO AUCTION PROPERTIES, LLC, d/b/a ORLANDO LONGWOOD AUTO AUCTION,** whose address is 2800 N. U.S. Highway 17-92, Longwood, Florida 32750, in this First Amendment referred to as "TENANT", and **SEMINOLE COUNTY**, a charter county and political subdivision of the State of Florida, whose address is Seminole County Services Building, 1101 East 1st Street, Sanford, Florida 32771, in this First Amendment referred to as "LANDLORD".

WITNESSETH:

WHEREAS, TENANT and LANDLORD entered into the above referenced Lease on November 22, 2016, to lease a portion of LANDLORD's property located at 2925 N. U.S. Highway 17-92, Longwood, Florida 32750; and

WHEREAS, TENANT and LANDLORD entered into the First Renewal on August 13, 2019; and

WHEREAS, the Lease is currently set to expire on November 30, 2022 with only one 3-year renewal to the Lease remaining,

WHEREAS, the parties desire to amend the Lease to extend the term through November 30, 2028, to amend Sections 2, 3, 13, and 15, and to enable both parties to continue to enjoy the mutual benefits it provides,

NOW, THEREFORE, in consideration of the mutual understandings and agreements contained in this First Amendment, the parties agree to amend the Lease as follows:

Certified Copy - Grant Maloy
Clerk of the Circuit Court and Comptroller
Seminole County, Florida
Seminole County Clerk of the Circuit Court and Comptroller
eCertified at 10/04/2022 10:11:57 -04:00
eCertified Id: 78B7-01J4-7D7D
Page 1 of 12

1. Section 2 of the Lease is deleted and replaced with the following:

Section 2. Term. The term of this Lease commences on December 1, 2016, and ends on November 30, 2028, unless terminated sooner as provided in the Lease.

2. Section 3 of the Lease is deleted in its entirety and replaced with the following:

Section 3. Rent; Annual Rent Adjustment

(a) Commencing December 1, 2016, and ending November 30, 2017, the annual rent to be paid by TENANT for the Leased Premises is One Hundred Thousand and No/100 Dollars ($100,000.00), payable to LANDLORD in monthly installments with the first monthly rental payment to be Eight Thousand Three Hundred Thirty-Three and 37/100 Dollars ($8,333.37) and the remaining eleven monthly rental payments to be Eight Thousand Three Hundred Thirty-Three and 33/100 ($8,333.33).

(b) Monthly rental payments will increase by two percent (2%) commencing December 1, 2017 and continuing on December 1 of each subsequent year until November 30, 2022.

(c) Commencing December 1, 2022 and continuing on December 1 of each subsequent year until November 30, 2028, the rent will be increased by three percent (3%) or adjusted based upon the CPI Index, whichever is less. The CPI adjustment will be made on the basis of changes in the index number set forth in the Consumer Price Index – Urban Wage Earners and Clerical Workers – All items, U.S. City Average (1982-84 = 100) published by the Bureau of Labor Statistics, United States Department of Labor. This adjustment to the annual rent is calculated by multiplying the rent payable in the immediately preceding lease year by the sum of: (i) one hundred percent (100%), plus (ii) the percentage increase in the CPI during the prior year; provided, however, that in no event may such upwardly adjusted annual rent exceed one hundred three percent (103%) of the annual rent for the immediately preceding year. It is TENANT's responsibility to calculate these adjustments timely

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and provide written notice of the adjusted rent to LANDLORD.

(d) TENANT shall submit the monthly rent payments to Contracts and Leasing Coordinator, 205 West County Home Road, Sanford, FL 32773.

3. Section 13 of the Lease Agreement is deleted and replaced with the following:

Section 13. Insurance.

(a) TENANT, at its sole expense, shall maintain the insurance required under this Section at all times throughout the duration of this Lease and have this insurance approved by COUNTY's Risk Manager with the Resource Management Department.

(1) Neither approval by COUNTY nor failure by COUNTY to disapprove the insurance furnished by TENANT will relieve TENANT of its full responsibility for liability, damages, and accidents.

(2) Neither COUNTY's review of the coverage afforded by or the provisions of the policies of insurance purchased and maintained by TENANT in accordance with this Section, nor COUNTY's decisions to raise or not to raise any objections about either or both, in any way relieves or decreases the liability of TENANT.

(3) If COUNTY elects to raise an objection to the coverage afforded by or the provisions of the insurance furnished, then TENANT shall promptly provide to COUNTY such additional information as COUNTY may reasonably request, and TENANT shall remedy any deficiencies in the policies of insurance within ten (10) days.

(4) COUNTY's authority to object to insurance does not in any way whatsoever give rise to any duty on the part of COUNTY to exercise this authority for the benefit of TENANT or any other party.

(b) General Requirements.

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Seminole County, Florida
Seminole County Clerk of the Circuit Court and Comptroller
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Page 3 of 12

(1) Prior to taking possession of the Leased Premises, TENANT shall furnish COUNTY with a current Certificate of Insurance on a current ACORD Form signed by an authorized representative of the insurer evidencing the insurance required by this Section and Exhibit C, and including the following as Certificate Holder:

Seminole County, Florida
Seminole County Services Building
1101 East 1st Street
Sanford, Florida 32771

The Certificate of Insurance must evidence and all policies must be endorsed to provide the COUNTY with not less than thirty (30) days (10 days for non-payment) written notice prior to the cancellation or non-renewal of coverage directly from the Insurer and without additional action of the Insured or Broker. Until such time as the insurance is no longer required to be maintained, TENANT shall provide COUNTY with a renewal or replacement Certificate of Insurance before the expiration or replacement of the insurance for which a previous certificate has been provided.

(2) In addition to providing the Certificate of Insurance, upon request of the COUNTY, TENANT shall provide COUNTY with a certified copy of each of the policies of insurance providing the coverage required by this Agreement within thirty (30) days after receipt of the request. Certified copies of policies may only be provided by the Insurer, not the agent or broker.

(3) Deductible and self-insured retention amounts must be declared to and approved by COUNTY and must be reduced or eliminated upon written request from COUNTY. The risk of loss within the deductible amount, if any, in the insurance purchased and maintained pursuant to this document must be borne by TENANT.

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Clerk of the Circuit Court and Comptroller
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Page 4 of 12

(4) The insurer's cost of defense, including attorney's fees and attorney's fees on appeal, must not be included within the policy limits, but must remain the responsibility of the insurer. Professional Liability policies may have cost of defense within limits.

(5) Seminole County, Florida must be named as Loss Payee on all Property Insurance required by this Agreement.

(6) Additional Insured: Seminole County, Florida, its officials, officers, and employees must be included as Additional Insureds under General Liability, Umbrella Liability, and Business Auto policies.

(7) Coverage: The insurance provided by TENANT pursuant to this Agreement must apply on a primary and non-contributory basis and any other insurance or self-insurance maintained by the Seminole County Board of County Commissioners or COUNTY's officials, officers, or employees must be in excess of and not contributing with the insurance provided by TENANT.

(8) Waiver of Subrogation: All policies must be endorsed to provide a Waiver of Subrogation clause in favor of the Seminole County, Florida and its respective officials, officers, and employees. This Waiver of Subrogation requirement does not apply to any policy that includes a condition that specifically prohibits such an endorsement or voids coverage should the Named Insured enter into such an agreement on a pre-loss basis.

(9) Provision: Commercial General Liability Policies required by this Agreement must be provided on an occurrence rather than a claims-made basis.

(c) Insurance Company Requirements. Insurance companies providing the insurance must meet the following requirements:

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Seminole County, Florida
Seminole County Clerk of the Circuit Court and Comptroller
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(1) Such companies must be either: (a) authorized by maintaining Certificates of Authority or Letters of Eligibility issued to the companies by the Department of Insurance of the State of Florida to conduct business in the State of Florida, or (b) with respect only to the coverage required by this agreement for Workers' Compensation/Employers' Liability, authorized as a group self-insurer by Section 624.4621, Florida Statutes (2022), as this statute may be amended from time to time.

(2) In addition, such companies other than those authorized by Section 624.4621, Florida Statutes (2022), as this statute may be amended from time to time, must have and maintain a Best's Rating of "A-" or better and a Financial Size Category of "VII" or better according to A.M. Best Company.

(3) If, during the period which an insurance company is providing the insurance coverage required by this Agreement, an insurance company (A) loses its Certificate of Authority or Letter of Eligibility, (B) no longer complies with Section 624.4621, Florida Statutes (2022), as this statute may be amended from time to time, or (C) fails to maintain the Best's Rating and Financial Size Category, then TENANT shall immediately notify COUNTY as soon as TENANT has knowledge of any such circumstance and, upon request of COUNTY, immediately replace the insurance coverage provided by the insurance company with a different insurance company meeting the requirements of this Agreement. Until such time as TENANT has replaced the unacceptable insurer with an insurer acceptable to the COUNTY, TENANT will be deemed to be in default of this Agreement.

(d) Specifications. Without limiting any of the other obligations or liabilities of TENANT, TENANT, at TENANT's sole expense, shall procure, maintain, and keep in force amounts and types of insurance conforming to the minimum requirements set forth in Exhibit C.

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Except as otherwise specified in this Agreement, the insurance must become effective prior to the commencement of work by TENANT and must be maintained in force until final completion or such other time as required by this Agreement. The amounts and types of insurance must conform to the following minimum requirements:

(1) Commercial General Liability.

(A) TENANT's insurance must cover TENANT for those sources of liability which would be covered by the latest edition of the standard Commercial General Liability Coverage Form (ISO Form CG 00 01), as filed for use in the State of Florida by the Insurance Services Office. Such coverage must not contain any endorsements excluding or limiting Products/Completed Operations, Contractual Liability, or Separation of Insureds.

(B) The minimum limits to be maintained by TENANT are as specified in Exhibit C.

(C) ISO Endorsement CG 20 10 or CG 20 26 and CG 20 37 or their equivalent must be used to provide such Additional Insured status.

(2) Workers' Compensation/Employers' Liability.

(A) TENANT's insurance must cover TENANT and its subcontractors of every tier for those sources of liability that would be covered by the latest edition of the standard Workers' Compensation and Employers Liability Policy (NCCI Form WC 00 00 00 A), as filed for use in Florida by the National Council on Compensation Insurance. In addition to coverage for the Florida Workers' Compensation Act, where appropriate, coverage is to be included for the United States Longshoremen and Harbor Workers' Compensation Act, Federal Employers' Liability Act and any other applicable federal or state law.

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(B) Subject to the restrictions of coverage found in the standard Workers' Compensation and Employers Liability Policy, there must be no maximum limit on the amount of coverage for liability imposed by the Florida Workers' Compensation Act, and if applicable, the United States Longshoremen's and Harbor Workers' Compensation Act or any other coverage customarily insured under Part One of the standard Workers' Compensation and Employers Liability Policy.

(C) The minimum limits to be maintained by TENANT are as specified in Exhibit C.

(D) If TENANT asserts an exemption to the provisions of Chapter 440, Florida Statutes, Workers' Compensation (2022), as this statute may be amended from time to time, TENANT shall provide notification to COUNTY's Risk Manager with the Resource Management Department and shall complete the COUNTY's Workers' Compensation Waiver Request. Approval of exemption is subject to COUNTY's sole discretion.

(E) If TENANT is using an employee leasing company, TENANT must complete the COUNTY'S Leased Employee Affidavit.

(3) Business Auto Policy.

(A) TENANT's insurance must cover TENANT for those sources of liability which would be covered by Section II of the latest edition of the standard Business Auto Policy (ISO Form CA 00 01), as filed for use in the State of Florida by the Insurance Services Office. Coverage must include owned, non-owned, and hired autos or any auto. In the event TENANT does not own automobiles, TENANT shall maintain coverage for hired and non-owned auto liability, which may be satisfied by way of endorsement to the Commercial General Liability policy or separate Business Auto Liability policy. If the contract involves operations

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governed by Sections 29 or 30 of the Motor Carrier Act of 1980, endorsement MCS-90 is required.

(B) The minimum limits to be maintained by TENANT are as specified in Exhibit C.

(4) Excess/Umbrella Liability.

(A) TENANT's insurance must follow form above the Commercial General Liability, Automobile Liability, and Employer's Liability policies.

(B) The minimum limits to be maintained by TENANT are as specified in Exhibit C.

(5) Garagekeepers Liability.

(A) TENANT shall carry Garagekeepers Liability Insurance covering liability arising out of TENANT'S operations on LANDLORD'S property.

(B) The minimum limits to be maintained by TENANT are as specified in Exhibit C.

(e) The maintenance of the insurance coverage set forth in this Section may not be construed to limit or have the effect of limiting TENANT's liability under the provisions of Section 13 concerning indemnification or any other provision of this Agreement.

4. Section 15 of the Lease is deleted and replaced with the following:

Section 15. Termination. If LANDLORD requires all or any portion of the Leased Premises for other Seminole County purposes, LANDLORD may terminate this Lease as to such required entirety or portion of the Leased Premises upon ninety (90) days' prior written notice to TENANT. If LANDLORD partially terminates this Lease as to a portion of the Leased Premises, the annual rent in effect at the time of such partial termination, pursuant to Section 3 of this Lease,

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will be prorated on the following basis: (1) forty percent (40.0%) of the annual rent in effect for the three thousand (3,000) square foot building; and (2) one divided by four hundred ninety (1/490) multiplied by sixty percent (60.0%) of the annual rent in effect for each striped paved parking space, which is based on a total of 490 striped paved parking spaces.

5. Except as modified by this First Amendment, all terms and conditions of the Lease remains in full force and effect for the term of this Lease, as amended by this First Amendment.

IN WITNESS WHEREOF, the parties have executed this First Amendment for the purposes stated above.

ATTEST:

FLORIDA AUTO AUCTION PROPERTIES, LLC, d/b/a ORLANDO LONGWOOD AUTO AUCTION

By: SOUTH FLORIDA AUTO AUCTION OF FT. LAUDERDALE, INC.
Its Manager/Member

Witness

By: _____
CHERYL LORENZ, President

Print Name

Date: 8.4.22

Witness

Print Name

[Balance of this page intentionally blank; signatory page continues on Page 11.]

Certified Copy - Grant Maloy
Clerk of the Circuit Court and Comptroller
Seminole County, Florida

Seminole County Clerk of the Circuit Court and Comptroller
eCertified at 10/04/2022 10:11:57 -04:00
eCertified Id: 78B7-01J4-7D7D
Page 10 of 12

ATTEST:

GRANT MALOY
Clerk to the Board of
County Commissioners of
Seminole County, Florida.

For the use and reliance
of Seminole County only.

Approved as to form and
legal sufficiency.

County Attorney

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

By: _____
BOB DALLARI, Chairman

Date: 9/27/2022

As authorized for execution by the Board of
County Commissioners at its September 27,
2022, regular meeting.

DGS/dsk
7/19/2022
T:\Users\Legal Secretary CSB\Public Works\Leases\2022\Florida Auto Auction First Amendment(alt ver.).docx
Attachment:
Exhibit C – Insurance Requirements

Certified Copy - Grant Maloy
Clerk of the Circuit Court and Comptroller
Seminole County, Florida

Seminole County Clerk of the Circuit Court and Comptroller
eCertified at 10/04/2022 10:11:57 -04:00
eCertified Id: 78B7-01J4-7D7D
Page 11 of 12

FLORIDA AUTO AUCTIONS PROPERTIES LLC LEASE
EXHIBIT C
INSURANCE REQUIREMENTS

The following insurance requirements and limits of liability are required:

A. Workers' Compensation & Employers' Liability Insurance:

Workers' Compensation:	Statutory	
Employers' Liability:	$ 1,000,000	Each Accident
	$ 1,000,000	Disease Aggregate
	$ 1,000,000	Disease Each Employee

B. Commercial General Liability Insurance:

$ 1,000,000	Per Occurrence
$ 1,000,000	Personal and Advertising Injury
$ 2,000,000	General Aggregate
$ 2,000,000	Products and Completed Operations Aggregate

C. Business Automobile Liability Insurance:

$ 1,000,000	Combined Single Limit (Any Auto or Owned, Hired, and Non-Owned Autos)

D. Garagekeepers Liability: $1,000,000 Per Occurrence

E. Umbrella/Excess Liability: $5,000,000 Each Occurrence

Seminole County, Florida named additional insured all applicable policies, provided a waiver of subrogation, and all certificates must evidence coverage is primary and non-contributory.

~~ End Exhibit C ~~

Certified Copy - Grant Maloy
Clerk of the Circuit Court and Comptroller
Seminole County, Florida
Seminole County Clerk of the Circuit Court and Comptroller
eCertified at 10/04/2022 10:11:57 -04:00
eCertified Id: 78B7-01J4-7D7D
Page 12 of 12

FIRST RENEWAL OF FLORIDA AUTO AUCTION PROPERTIES, LLC d/b/a ORLANDO LONGWOOD AUTO AUCTION LEASE

THIS FIRST RENEWAL OF LEASE is dated as of the 13th day of August 20 19, and is to that Lease entered into on the 22nd day of November, 2016, by and between **FLORIDA AUTO AUCTION PROPERTIES, LLC, d/b/a ORLANDO LONGWOOD AUTO AUCTION**, whose address is 2800 N. U.S. Highway 17-92, Longwood, Florida 32750, in this Renewal referred to as "TENANT", and **SEMINOLE COUNTY**, a charter county and political subdivision of the State of Florida, whose address is Seminole County Services Building, 1101 East 1st Street, Sanford, Florida 32771, in this Renewal referred to as "LANDLORD".

W I T N E S S E T H:

WHEREAS, TENANT and LANDLORD entered into the above referenced Lease on November 22, 2016, to lease a portion of LANDLORD's property located at 2925 N. U.S. Highway 17-92, Longwood, Florida 32750; and

WHEREAS, the parties desire to renew the Lease to enable both parties to continue to enjoy the mutual benefits it provides,

NOW, THEREFORE, in consideration of the mutual understandings and agreements contained in this Renewal, the parties agree to renew the Lease as follows:

1. The Agreement is renewed for the term of three (3) years commencing on December 1, 2019, unless terminated sooner as provided for in the Lease.

2. Except as modified by this First Renewal, all terms and conditions of the Lease, remains in full force and effect for the term of this First Renewal, as originally set forth in the Lease.

CERTIFIED COPY - GRANT MALOY
CLERK OF THE CIRCUIT COURT
AND COMPTROLLER
SEMINOLE COUNTY, FLORIDA
BY _____ DEPUTY CLERK

IN WITNESS WHEREOF, the parties have executed this Renewal for the purposes stated above.

ATTEST:

FLORIDA AUTO AUCTION PROPERTIES, LLC, d/b/a ORLANDO LONGWOOD AUTO AUCTION

By: SOUTH FLORIDA AUTO AUCTION OF FT. LAUDERDALE, INC.
Its Manager/Member

By: _____
CHERYL LORENZ, President

Date: 6-17-19

_____
Witness

Lovi Sanchez
Print Name

_____
Witness

NYOIA RANERO
Print Name

[Balance of this page intentionally blank; signatory page continues on Page 3.]

ATTEST:

GRANT MALOY
Clerk to the Board of
County Commissioners of
Seminole County, Florida.

For the use and reliance
of Seminole County only.

Approved as to form and
legal sufficiency.

County Attorney

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

By: Brenda Carey
BRENDA CAREY, Chairman

Date: 08-13-19

As authorized for execution by the Board of
County Commissioners at its August 13,
2019, regular meeting.

DGS/dre
06/06/19
T:\Users\dedge\My Documents\Leases\2019\Florida Auto Auction First Renewal.docx

FLORIDA AUTO AUCTION PROPERTIES, LLC, d/b/a ORLANDO LONGWOOD AUTO AUCTION /SEMINOLE COUNTY LEASE

THIS LEASE is made and entered into by and between **SEMINOLE COUNTY**, a Charter County and political subdivision of the State of Florida, whose address is 1101 East 1st Street, Sanford, Florida 32771, hereinafter referred to as "LANDLORD," and **FLORIDA AUTO AUCTION PROPERTIES, LLC, d/b/a ORLANDO LONGWOOD AUTO AUCTION,** whose address is 2800 N. U.S. Highway 17-92, Longwood, Florida 32750, hereinafter referred to as "TENANT."

W I T NE S S E T H:

WHEREAS, LANDLORD is the owner of certain real property located at 2925 N. U.S. Highway 17-92, Longwood, Florida; and

WHEREAS, TENANT desires to lease a portion of LANDLORD's property located at 2925 N. U.S. Highway 17-92, Longwood, Florida and LANDLORD desires to provide this space;

NOW, THEREFORE, in consideration of the premises and the mutual covenants and agreements contained in this Lease, LANDLORD and TENANT agree as follows:

Section 1. Leased Premises. LANDLORD does hereby grant to TENANT and TENANT does hereby accept from LANDLORD for TENANT'S exclusive use and occupancy the portion of LANDLORD'S property located at 2925 N. U.S. Highway 17-92, Longwood, Florida described on the attached Exhibit "A" Sketch of Description, consisting of 8.61 acres which includes four hundred ninety (490) paved striped parking spaces and a three thousand (3,000) square foot building known as the former Used Car building, hereinafter referred to as "Leased Premises". The Leased Premises is depicted on the attached Exhibit "B" aerial map as the area outlined in blue, less the buildings labeled "NOT INCLUDED."

Section 2. Term. The term of this Lease commences on December 1, 2016 and runs for three (3) years, unless terminated sooner as provided in this Lease. The Lease, upon mutual agreement of LANDLORD and TENANT, may be renewed upon the same terms and conditions for two (2) additional periods of three (3) years.

Section 3. Rent; Annual Rent Adjustment.

(a) The rent to be paid by TENANT for the Leased Premises is One Hundred Thousand and No/100 Dollars ($100,000.00) for annually payable to LANDLORD with the first monthly payment of the first year of the rental period to be Eight Thousand Three Hundred Thirty-Three and 37/100 Dollars ($8,333.37) and the remaining eleven monthly payments of the first year of the rental period to be Eight Thousand Three Hundred Thirty-Three and No/100 Dollars ($8,333.33). Monthly rent payment amounts for subsequent years will increase by two percent as provided in Section 3(b) below. TENANT shall submit the monthly rent payments to Contracts and Leasing Coordinator, 205 West County Home Road, Sanford, FL 32773.

(b) Commencing on December 1, 2017, and continuing each December 1 thereafter for the duration of this Lease including all renewal terms, the rent will increase annually by two percent (2%).

Section 4. Utilities, Janitorial Service, Maintenance and Repairs. During the term of this Lease, TENANT shall, at its expense, pay for insurance, security, utilities (including electricity, water and sewer, and trash collection), landscaping and irrigation, and all maintenance and repairs for the Leased Premises.

Section 5. Possession.

(a) Delivery of possession within the meaning of this Lease will be accomplished by LANDLORD's delivery to TENANT of the key(s) to the two gates to the Leased Premises along

U.S. Highway 17-92 and the key(s) to the 3,000 square foot former Used Car building on the Leased Premises. At the commencement of the term of this Lease, the Leased Premises will be delivered to TENANT in a condition that is in good order, repair, safe, clean, and tenantable. TENANT shall take possession of the Leased Premises AS IS.

(b) LANDLORD agrees that upon the date of delivery of possession to the TENANT, the Leased Premises will be free of all violations, orders or notices of violations of all public authorities and of all liens and encumbrances whether of a public or private entity, which would prohibit TENANT from conducting its business.

(c) By virtue of occupying the Leased Premises as a tenant, TENANT will conclusively be deemed to have accepted the Leased Premises and to have acknowledged that the Leased Premises are in the condition required by this Lease, except only as to any latent defects.

Section 6. No Remodeling Privileges. Under this Lease, TENANT has no right to remodel, alter or make changes to the Leased Premises.

Section 7. Use of Leased Premises; Prohibited Activities. TENANT is permitted to use the Leased Premises for the delivery, parking and transport of motor vehicles in conjunction with the operation of TENANT's auto auction business situated on the west side of U. S. Highway 17-92 across from the Leased Premises. TENANT is prohibited from using or permitting the use of the Leased Premises for any of the following activities:

A. Mechanical work, oil changes, car washing, parking or storing of any vehicle known by TENANT to have an oil leak, and installation or storage of any fuel tank (gas, diesel or oil).

B. Any purpose prohibited by the laws of the United States of America, the State of Florida, or the charter or ordinances of Seminole County.

C. Using or keeping any substance or material in or about the Leased Premises which may vitiate or endanger the validity of the insurance of the building, or increase the hazard of risk.

D. Creating or permitting any nuisance on the Leased Premises.

Section 8. Quiet Possession. LANDLORD shall warrant and defend TENANT in the enjoyment and peaceful possession of the Leased Premises during the term of this Lease.

Section 9. Assignment and Subletting; Successors.

(a) TENANT shall not assign or sublet the Leased Premises, or any part of it.

(b) All rights, obligations, and liabilities in this Lease given to or imposed upon the respective parties to this Lease extend to and bind the several and respective heirs, executors, administrators, and successors.

Section 10. Installation and Removal of Equipment and Fixtures. TENANT has the right to move and place on the Leased Premises equipment and other items necessary for TENANT's use of the Leased Premises. TENANT may install fixtures necessary for TENANT's use, including perimeter fencing. All equipment and property placed by TENANT at its own expense in, on, or about the Leased Premises, including fixtures temporarily affixed to the realty, but which may be removed without damage, will remain the property of TENANT and TENANT has the right, at any time during the term of this Lease or at the end of this Lease, to remove all such equipment, property, and fixtures. All fixtures furnished by LANDLORD will remain the property of LANDLORD and may not be removed by TENANT.

Section 11. Landlord's Right to Inspect the Leased Premises. LANDLORD reserves the right to inspect the Leased Premises upon reasonable notice to TENANT.

Section 12. Fire and Casualty.

(a) LANDLORD covenants and agrees that it shall carry fire and casualty insurance for the buildings on the Lease Premises. In the event the Leased Premises or a major portion of the Leased Premises are damaged or destroyed by casualty, fire, vandalism or otherwise, to an extent which renders them untenantable, as LANDLORD may determine, LANDLORD may rebuild or repair such damaged or destroyed portions. In the event LANDLORD elects not to rebuild or repair the Leased Premises or fails to proceed with such restoration for a period of thirty (30) days after the damage or destruction, then either party may, at its option, cancel and terminate this Lease.

(b) LANDLORD is not liable to TENANT for any damage to TENANT's personal property caused by fire or other peril, whether or not included in the coverage afforded by the standard form of fire insurance policy with extended coverage endorsement attached (whether or not such coverage is in effect), no matter how caused. It is understood that TENANT shall look solely to its insurer for reimbursement of damage to TENANT's personal property.

Section 13. Insurance. The insurance minimum limits to be procured and maintained by TENANT, at TENANT's own cost, (inclusive of any amounts provided by an Umbrella or Excess policy) must be those that would be provided with the attachment of the Amendment of Limits of Insurance (Designated Project or Premises) endorsement (ISO Form CG 25 01) to a Commercial General Liability Policy with amount specified for each project:

General Aggregate	Two (2) Times the Each Occurrence Limit
Personal & Advertising Injury Limit	$1,000,000
Each Occurrence Limit	$1,000,000
Damage to Rented Property	$ 500,000

In addition, TENANT's insurance must cover TENANT at the minimum limit of $1,000,000 for Each Occurrence for those sources of liability which would be covered by Section II of the latest edition of the standard Business Auto Policy (ISO Form CA 00 01), as filed for use in the State of Florida by the Insurance Services Office. Coverage must include owned, non-owned, and hired autos or any autos.

TENANT must furnish LANDLORD with a Certificate of Insurance signed by an authorized representative of the insurer evidencing the insurance required by this Section and naming Seminole County, Florida, its officials, officers and employees as Additional Insureds. The Certificate of Insurance must provide that LANDLORD will be given not less than thirty (30) days' written notice prior to the cancellation or restriction of coverage. Until such time as the insurance is no longer required to be maintained by TENANT, TENANT shall provide LANDLORD with a renewal or replacement Certificate of Insurance not less than thirty (30) days before expiration or replacement of the insurance for which a previous certificate has been provided.

Section 14. Hold Harmless. Each party shall hold the other party harmless from any and all loss, expense, damage, or claim for damages to persons or property, including court costs and attorney's fees, which may occur as a result of the party's, its agents', or employees' negligence or fault, to the extent permitted by law.

Section 15. Termination. In the event that Seminole County requires all or any portion of the Leased Premises for other County purposes, LANDLORD may terminate this Lease as to such required portion of the Leased Premises upon ninety (90) days' prior written notice to Tenant. If the County terminates this Lease as to a required portion of the Leased Premises, rent will be prorated on the following basis: (1) Thirty Nine Thousand and 50/100 Dollars ($39,999.50) as the

annual rent for the three thousand (3,000) square foot building, and/or (2) One Hundred Twenty-Two and 45/100 Dollars ($122.45) per striped paved parking space which is based on Sixty Thousand and 50/100 Dollars ($60,000.50) as the annual rent for the total four hundred ninety (490) striped paved parking spaces.

Section 16. Surrender of Possession. TENANT shall deliver up and surrender to LANDLORD possession of the Leased Premises at the expiration or termination of this Lease in as good condition as when TENANT takes possession, except for ordinary wear and tear, or loss by fire or other casualty, act of God, insurrection, nuclear weapon, bomb, riot, invasion or commotion, military or usurped power.

Section 17. Waiver. No waiver of any breach of any one or more of the conditions or covenants of this Lease by LANDLORD or by TENANT may be deemed to imply or constitute a waiver of any succeeding or other breach of this Lease.

Section 18. Entire Agreement. It is understood and agreed that the entire agreement of the parties as to the subject matter of this Lease is contained in this Lease, as this Lease may be amended pursuant to Section 18 below, which supersedes all oral agreements, negotiations, and prior and future agreements between the parties that may relate to the Leased Premises.

Section 19. Amendment or Modification. Both parties acknowledge and agree that they have not relied upon any statements, representations, agreements or warranties, except such as are expressed in this Lease, and that no amendment or modification of this Lease will be valid or binding unless expressed in writing and executed by the parties in the same manner as the execution of this Lease.

Section 20. Holding Over After Termination. If, after the expiration of this Lease, TENANT holds over and remains in possession of the Leased Premises, then such holding over

will be deemed to be a periodic tenancy from month to month on the same terms and conditions contained in this Lease.

Section 21. Dispute Resolution; Venue. Either party to this Lease may notify the other party that it wishes to commence formal dispute resolution with respect to any unresolved problem under this Lease. The parties agree to submit the dispute to a Florida Bar Certified Circuit Court Civil Mediator for mediation, within sixty (60) days following the date of this notice. The parties agree that, in the event that any dispute cannot be resolved by mediation, it may be filed as a civil action in the Circuit Court of the Eighteenth Judicial Circuit of Florida, in and for Seminole County, Florida which is the sole venue for any such civil action. The parties further agree that any such action will be tried to the Court, and the parties hereby waive the right to jury trial as to such action.

Section 22. Conflict of Interest.

(a) Each party agrees that it shall not engage in any action that would create a conflict of interest in the performance of its obligations pursuant to this Lease with the other party or which would violate or cause third parties to violate the provisions of Part III, Chapter 112, Florida Statutes (2016), as this statute may be amended from time to time, relating to ethics in government.

(b) Each party hereby certifies that no officer, agent or employee of that party has any material interest (as defined in Section 112.312(15), Florida Statutes (2016), as the statute may be amended from time to time, as over 5%) either directly or indirectly, in the business of the other party to be conducted here, and that no such person will have any such interest at any time during the term of this Lease.

(c) Each party has the continuing duty to report to the other party any information that indicates a possible violation of this Section.

Section 23. Notices. Any notice delivered with respect to this Lease must be in writing and will be deemed to be delivered (whether or not actually received) when (i) hand- delivered to the person(s) hereinafter designated, or (ii) when deposited in the United States Mail, postage prepaid, certified mail, return-receipt requested, addressed to the person at the address for the party as set forth below, or such other address or to such other person as the party may have specified by written notice to the other party delivered in according to this section:

For LANDLORD:

Contracts and Leasing Coordinator
Fleet and Facilities Division
Public Works Department
205 West County Home Road
Sanford, FL 32773

For TENANT:

Florida Auto Auction Properties, LLC
d/b/a Orlando Longwood Auto Auction
2800 N. U.S. Highway 17-92
Longwood, FL 32750

Section 24. Governing Law. The laws of the State of Florida govern the validity, enforcement and interpretation of this Lease.

Section 25. Severability. If any provision of this Lease or the application of this Lease to any person or circumstance is held invalid, it is the intent of the parties that the invalidity will not affect other provisions or applications of this Lease which can be given effect without the invalid provision or application, and to this end the provisions of this Lease are declared severable.

Section 26. Public Records Law.

(a) LANDLORD and TENANT acknowledge each other's obligations under Article 1, Section 24, Florida Constitution and Chapter 119, Florida Statutes (2016) as this statute may be amended from time to time, to release public records to members of the public upon request.

TENANT and LANDLORD acknowledge each other is required to comply with Article 1, Section 24, Florida Constitution and Chapter 119, Florida Statutes (2016), as this statute may be amended from time to time, in the handling of the materials created under this Lease and that this statute controls over the terms of this Lease.

(b) Failure to comply with this Section will be deemed a material breach of this Lease, for which the non-breaching party may terminate this Lease immediately upon written notice to the breaching party.

Section 27. Headings and Captions. All headings and captions contained in this Lease are provided for convenience only, do not constitute a part of this Lease and may not be used to define, describe, interpret or construe any provision of this Lease.

IN WITNESS WHEREOF, the parties hereto have executed this instrument for the purpose contained in this Lease.

ATTEST:

_____

_____, Secretary

JOANNE L. ANDRIANO
MY COMMISSION # FF 147352
EXPIRES: October 11, 2018
Bonded Thru Notary Public Underwriters

FLORIDA AUTO AUCTION PROPERTIES, LLC, d/b/a ORLANDO LONGWOOD AUTO AUCTION

By: SOUTH FLORIDA AUTO AUCTION OF FT. LAUDERDALE, INC., its: Manager/Member

By: _____
Cheryl Lorenz, President

Date: May 17, 2016

[Balance of page intentionally blank; Signatures continue on next page.]

ATTEST:

MARYANNE MORSE
Clerk to the Board of
County Commissioners of
Seminole County, Florida.

For the use and reliance of
Seminole County only.

Approved as to form and
legal sufficiency.

County Attorney

LP-C
Attachments: Exhibit "A" – Sketch of Description
Exhibit "B" – Aerial Map

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

By: _____
JOHN HORAN, Chairman

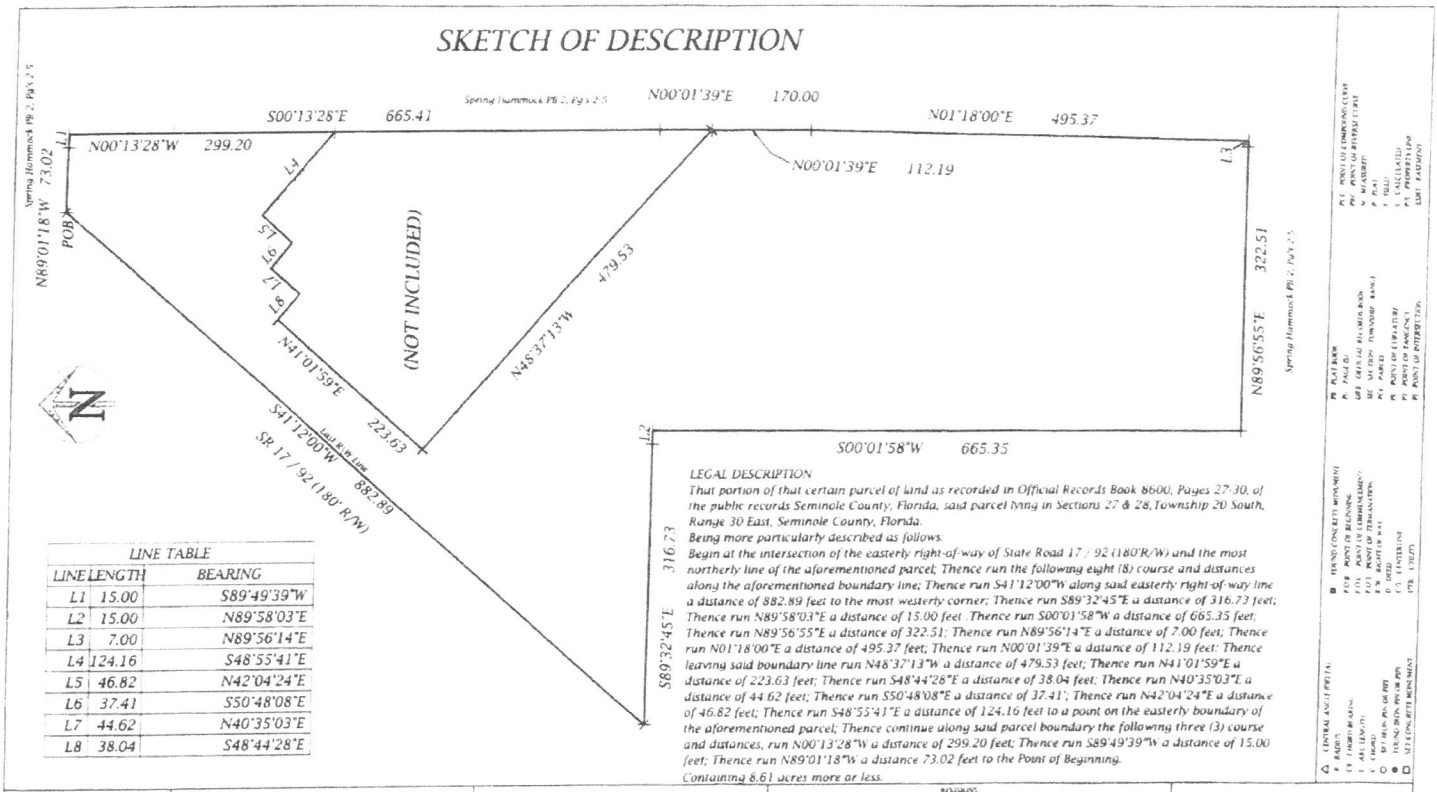
Date: 11/22/16

As authorized for execution by the Board of County Commissioners at its November 15, 2016, regular meeting.

P:\Users\lporter-carlton\Lease Agreements\Final 11-14-16 - Florida Auto Auction Properties, LLC doing business as Orlando Longwood Auto Auction/Seminole County Lease - 2925 N. U.S. Highway 17-92.docx

EXHIBIT "A"

SKETCH OF DESCRIPTION



LINE TABLE		
LINE	LENGTH	BEARING
L1	15.00	S89°49'39"W
L2	15.00	N89°58'03"E
L3	7.00	N89°56'14"E
L4	124.16	S48°55'41"E
L5	46.82	N42°04'24"E
L6	37.41	S50°48'08"E
L7	44.62	N40°35'03"E
L8	38.04	S48°44'28"E

LEGAL DESCRIPTION

That portion of that certain parcel of land as recorded in Official Records Book 8600, Pages 27-30, of the public records Seminole County, Florida, said parcel lying in Sections 27 & 28, Township 20 South, Range 30 East, Seminole County, Florida.

Being more particularly described as follows:

Begin at the intersection of the easterly right-of-way of State Road 17 / 92 (180'R/W) and the most northerly line of the aforementioned parcel; Thence run the following eight (8) course and distances along the aforementioned boundary line; Thence run S41°12'00"W along said easterly right-of-way line a distance of 882.89 feet to the most westerly corner; Thence run S89°32'45"E a distance of 316.73 feet; Thence run N89°58'03"E a distance of 15.00 feet ;Thence run S00°01'58"W a distance of 665.35 feet; Thence run N89°56'55"E a distance of 322.51; Thence run N89°56'14"E a distance of 7.00 feet; Thence run N01°18'00"E a distance of 495.37 feet; Thence run N00°01'39"E a distance of 112.19 feet: Thence leaving said boundary line run N48°37'13"W a distance of 479.53 feet; Thence run N41°01'59"E a distance of 223.63 feet; Thence run S48°44'28"E a distance of 38.04 feet; Thence run N40°35'03"E a distance of 44.62 feet; Thence run S50°48'08"E a distance of 37.41'; Thence run N42°04'24"E a distance of 46.82 feet; Thence run S48°55'41"E a distance of 124.16 feet to a point on the easterly boundary of the aforementioned parcel; Thence continue along said parcel boundary the following three (3) course and distances, run N00°13'28"W a distance of 299.20 feet; Thence run S89°49'39"W a distance of 15.00 feet; Thence run N89°01'18"W a distance 73.02 feet to the Point of Beginning.

Containing 8.61 acres more or less.

SEMINOLE COUNTY
SURVEY SECTION
OF THE
ROADS STORMWATER DIVISION
OF THE
PUBLIC WORKS DEPARTMENT
177 BUSH LOOP BLVD
SANFORD, FLORIDA 32773
407 665 5647

SURVEYOR'S NOTES

1. THIS IS NOT A SURVEY.
2. UNDERGROUND UTILITIES AND/OR IMPROVEMENTS NOT LOCATED.
3. SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON. THE ABOVE REFERENCED PROPERTY MAY BE SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

BEARINGS BASED ON: East R/W line SR 17/92 as S41°12'00"W (assumed)

FIELD DATE: 7/28/2016 SCALE: 1" = 100'

DATE: 7/28/2016 DRAWN BY: GL

JOB #: 16-074 CHECKED BY: TS

REVISIONS			
	DATE	DESCRIPTION	BY
1	10-26-16	Revise address and Section #'s 21 to 28 & 27	
2			
3			
4			
5			

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

BY:

GARY A. LESE P.E.S. FLA. CERT.# 4723

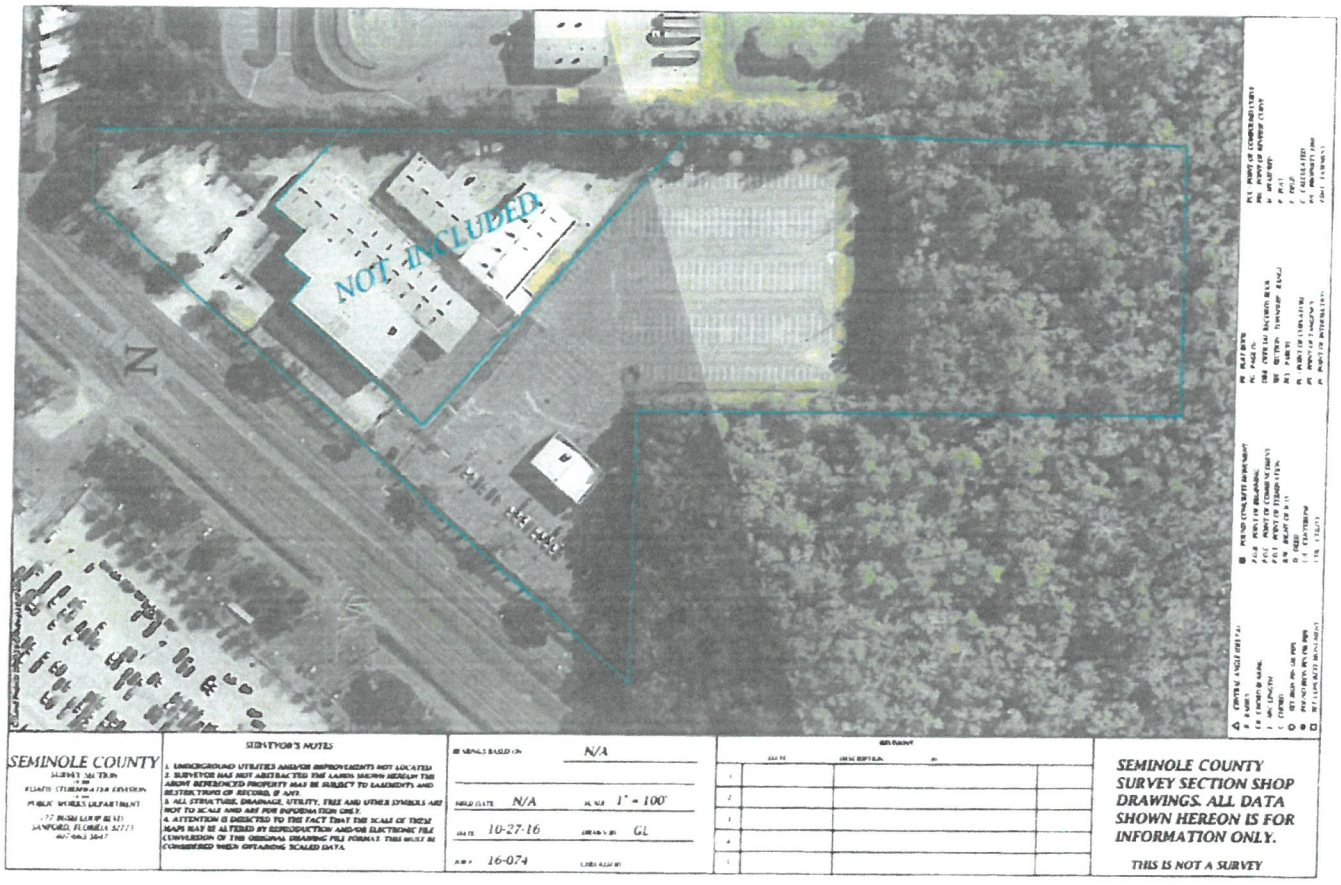

NOT INCLUDED
N
SEMINOLE COUNTY
SURVEYOR'S NOTES
1. UNDERGROUND UTILITIES AND/OR IMPROVEMENTS NOT LOCATED.
2. SURVEYOR HAS NOT ABSTRACTED THE LANDS SHOWN HEREON THE ABOVE REFERENCED PROPERTY MAY BE SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.
3. ALL STRUCTURE, DRAINAGE, UTILITY, TREE AND OTHER SYMBOLS ARE NOT TO SCALE AND ARE FOR INFORMATION ONLY.
4. ATTENTION IS DIRECTED TO THE FACT THAT THE SCALE OF THESE MAPS MAY BE ALTERED BY REPRODUCTION AND/OR ELECTRONIC FILE CONVERSION OF THE ORIGINAL DRAWING FILE FORMATS. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
BEARINGS BASED ON: N/A
FIELD DATE: N/A
SCALE: 1" = 100'
DATE: 10-27-16
DRAWN BY: GL
JOB #: 16-074
SEMINOLE COUNTY SURVEY SECTION SHOP DRAWINGS. ALL DATA SHOWN HEREON IS FOR INFORMATION ONLY.
THIS IS NOT A SURVEY

EXHIBIT "B"

File Number: 2026-0065

Title:

Approve ranking and authorize staff to negotiate the Management Fee and Pre-Construction Services Fee in accordance with Section 287.055, Florida Statutes, the Consultants Competitive Negotiation Act, and authorize the Purchasing and Contracts Division to execute Agreement and Work Order #1 for Pre-Construction Services under PS-6847-25/HSM - Master Services Agreement for Construction Manager at Risk (CMAR) for Fire Department Capital Improvement Projects. Countywide. **(Stephen Koontz, Deputy Director of Administrative Services)** Requesting Department - Fleet and Facilities

Division:

Administrative Services - Purchasing and Contracts

Authorized By:

Robert Bradley, Purchasing and Contracts Manager

Contact/Phone Number:

Herronda Mortimer/407 665-7113

Background:

PS-6847-25/HSM will provide a Construction Manager (CM) to assist the COUNTY and its Architecture/Engineering (A/E) Consultants during the preconstruction phase, and to then perform construction services thereafter as a Construction Manager-at-Risk (CMAR) for Seminole County Fire Department Capital Improvement Projects.

The Seminole County Fire Department has identified a series of fire station capital improvement projects necessary to maintain adopted levels of service, address aging facilities, and respond to growth and development within the County. These projects include construction of new fire stations, replacement of stations, and renovation of existing stations. The proposed capital improvement projects will improve emergency response coverage, enhance firefighter health and safety, and extend the useful life of existing infrastructure while allowing the County to strategically plan and phase investments over multiple fiscal years.

The Purchasing and Contracts Division, in accordance with applicable procurement laws and procedures, issued a Request for Proposals (RFP) PS-6847-25/HSM for Construction Manager at Risk (CMAR) services for the Fire Department Capital Improvement Projects on October 24, 2025.

The County received ten (10) responses listed alphabetically below:

- Ajax Building Company
- Charles Perry Partners, Inc (CPPI)
- HJ High Construction
- LEGO Construction Co.
- McCree Design Builders, Inc.
- Mulligan Constructors, Inc. (MCI)
- Oelrich Construction, Inc.
- Reeves Young, LLC
- Scorpio.
- Sunshine Enterprises USA, LLC

The Evaluation Committee, consisting of Matt Kinley, SCFD Fire Chief; Matthew Hettler, SCFD Assistant Fire Chief, Nicholas Brow, Project Manager II; Anthony Madddox, Fleet and Facilities Division Manager, Chad Wilsky, Fleet and Facilities Director; and Kristian Swenson, Assistant County Manager, reviewed and evaluated the proposals and agreed to interview three (3) firms, giving consideration to the following criteria: Qualifications of Proposed Personnel, Project Approval and Understanding, Similar Project Experience.

The Evaluation Committee recommends that the Board approve the ranking below and authorize staff to negotiate the Management Fee, Preconstruction Services Fee and issue and execute Work Order #1 for Preconstruction Services for the project to be named by the Department for the top ranked firm:

1. Scorpio.
2. H. J. High Construction
3. Ajax Building Company, LLC

Following successful negotiation of the Guaranteed Maximum Price (GMP), staff will return to the Board at a later date to seek approval of the GMP and authorization for the Purchasing and Contracts Division to execute Work Order No. 2 for Construction Services and to execute and incorporate Appendix I into PS-6847-25/HSM - Construction Manager at Risk for Fire Department Capital Improvement Projects.

The work and dollar amount for each Work Order shall be negotiated on an as-needed basis and funded within the approved budgeted amounts. The Estimated Term Usage of this MSA is $50,000,000.00.

Requested Action:

Staff requests the Board approve the ranking list, and authorize staff to negotiate the Management Fee and Pre-Construction Services Fee in accordance with Section 287.055, Florida Statutes, the Consultants Competitive Negotiations Act (CCNA), and authorize the Purchasing & Contract Division to execute one (1) Agreement, and Work Order #1 for Pre-Construction Services under PS-6847-25/HSM - Construction Manager at Risk for Fire Department Capital Improvement Projects.

Seminole County
Resource Management - Purchasing & Contracts
Robert T. Bradley, Purchasing and Contracts Manager
1301 East Second St., Sanford, FL 32771
(407) 665-7116

TABULATION SHEET

PS No. PS-6847-25/HSM

Construction Manager at Risk (CMAR)for Fire Department Capital Improvement Projects

RESPONSE DEADLINE: November 24, 2025, at 2:00 pm

Tuesday, January 20, 2026

PROPOSALS RECEIVED

Vendor	Contact Info
Ajax Building Company, LLC	Kasey Diehl - Kasey.diehl@ajaxbuilding.com
Charles Perry Partners, Inc.	CPPI Team - marcom@cppi.com (352) 333-9292
D.E. Scorpio Corporation	Johnathan Wilkes - Johnathan@scorpioco.com (407) 314-8652
H.J. High Construction	Meghan Kostiha - mkostiha@hjhigh.com
LEGO Construction Co.	Niyanthan Ponnusamy - nip@legocc.com
McCree Design Builders, Inc.	Cindy McCree-Bodine - cindy.bodine@mccree.com (407)898-4821
Mulligan Constructors Inc	Chad Mulligan - cmulligan@mulliganconstructors.com
Oelrich Construction Inc.	Ivan Oelrich - ivan@oelrichconstruction.com (352) 745-7877
Reeves Young, LLC	Mike Lezzi - miezzi@reevesyoung.com
Sunshine Enterprise USA LLC	Sam Faragalla – samf@seu-usa.com

EXECUTIVE SUMMARY
PS No. PS-6847-25/HSM
Construction Manager at Risk (CMAR) For Fire Department Capital Improvement Projects

Tabulated and Posted: Monday, December 1O, 2025, at 11:00 AM EST (Naomi Marinez, Procurement Analyst II)

Evaluation Committee Meeting: Public Announcement posted December 1, 2025, for Tuesday, December 2, 2025, at 3:00 PM EST at 1101 E. First Street, Sanford, FL 32771 County Manager's Conference Room 3024. The shortlist will be determined by the total average ranking of the firms after evaluations.

Presentations and Interviews: TBD. Short listed firms listed alphabetically:

- Ajax Building Company, LLC
- D.E. Scorpio Corporation
- H.J. High Construction
- Mulligan Constructors Inc

Final Ranking and determination of recommendation to award- Tuesday, January 6, 2026, at 11:00 AM EST at 1101 E. First Street, Sanford, FL 32771 County Manager's Conference Room 3024. Determination of award is determined by the total average ranking of the firms after presentations.

Following the Proposal Ranking meeting Mulligan Construction, Inc. withdrew their proposal submission.

BCC Date: February 10, 2026 – Request to approve ranking and authorize negotiations with top-ranked firm in accordance with the Florida Statute 287.055 (CCNA) Updated and Posted Tuesday, January 13, 2026, at 4:59 PM EST.

1. D.E. Scorpio Corporation
2. Ajax Building Company, LLC
3. H.J. High Construction

Determination of recommendation of award is based on total average ranking of firms after presentations.

Seminole County
Administrative Services - Purchasing & Contracts
Robert T. Bradley, Purchasing and Contracts Manager
1301 East Second St., Sanford, FL 32771

AGGREGATE SCORES SUMMARY - EVALUATION PHASE 1

Vendor	Nick Brow Score	Matthew Hettler Score	Matt Kinley Score	Anthony Maddox Score	Kristian Swenson Score	Chad Wilsky Score	Total Score	Total Average Rank
Mulligan Constructors Inc	100	93	97	85	98	98	95.17	1.92
H. J. High Construction	100	91	94	100	96	98	96.5	2.33
Ajax Building Company, LLC	100	85	92	80	100	98	92.5	3.42
D.E. Scorpio Corporation	95	91	93	75	90	98	90.33	3.75
McCree Design Builders, Inc.	85	94	86	70	86	83	84	5.75
Oelrich Construction Inc.	80	87	81	70	90	93	83.5	6.17
Reeves Young, LLC	77	87	89	62	94	85	82.33	6.25
Charles Perry Partners, Inc.	90	86	85	65	89	93	84.67	6.42
LEGO Construction Co.	55	81	67	45	79	78	67.5	9.08
Sunshine Enterprise USA LLC	55	47	25	20	13	35	32.5	9.92

Shortlist is based on total average ranking of each firm after evaluations. The Evaluation Committee agrees to shortlist 4 firms for presentations and interviews.

Nick Brow

Anthony Maddox

Matthew Hettler

Kristian Swenson

Matt Kinley

Chad Wilsky

Seminole County

Administrative Services - Purchasing & Contracts

Robert T. Bradley, Purchasing and Contracts Manager
1301 East Second St., Sanford, FL 32771

PRESENTATION RANKING

PS No. PS-6847-25/HSM

Construction Manager at Risk (CMAR) for Fire Department Capital Improvement Projects

RESPONSE DEADLINE: November 24, 2025 at 2:00 pm

Report Generated: Tuesday, January 6, 2026

AGGREGATE SCORES SUMMARY

Vendor	Nick Brow	Matthew Hettler	Matt Kinley	Anthony Maddox	Kristian Swenson	Chad Wilsky	Total Score (Max Score 100)	Total Average Rank
D.E. Scorpio Corporation	100 (1)	96 (2)	93 (1)	100 (1)	93 (2)	100 (1)	**97**	**1.33**
Ajax Building Company, LLC	80 (3)	95 (3)	85 (3)	80 (3)	100 (1)	96 (2)	**89.33**	**2.5**
H. J. High Construction	90 (2)	98 (1)	91 (2)	90 (2)	75 (3)	90 (3)	**89**	**2.17**

We approve the above ranking based on total average ranking and recommend award to the top-ranked firm, D.E. Scorpio Corporation.

Nick Brow

Anthony Maddox

Matthew Hettler

Kristian Swenson

Matt Kinley

Chad Wilsky

Seminole County
Administrative Services - Purchasing & Contracts
Robert T. Bradley, Purchasing and Contracts Manager
1301 East Second St., Sanford, FL 32771

PRESENTATION SCORING

PS No. PS-6847-25/HSM

Construction Manager at Risk (CMAR) for Fire Department Capital Improvement Projects

RESPONSE DEADLINE: November 24, 2025 at 2:00 pm

Report Generated: Wednesday, January 7, 2026

PHASE 2

EVALUATORS

Name	Title	Agreement Accepted On
Nick Brow	Construction Manager	Dec 1, 2025 12:24 PM
Matthew Hettler	Deputy Chief	Dec 1, 2025 9:23 AM
Matt Kinley	Fire Chief	Dec 1, 2025 10:33 AM
Anthony Maddox	Division Manager Facilities	Nov 25, 2025 6:47 PM
Kristian Swenson	Assistant County Manager	Nov 26, 2025 11:44 AM
Chad Wilsky	Fleet and Facilities Director	Dec 1, 2025 10:35 AM

EVALUATION CRITERIA

Criteria	Scoring Method	Weight (Points)
Qualifications of Proposed Project	Points Based	50 *(50% of Total)*

Description:

Utilization Ratio: Provide an organizational chart with all supporting staff, provide current utilization; plus, anticipated utilization upon award of this project. Represent utilization in hours with percentages based on a 40-hour work week.

Meeting Availability: Share anticipated availability for in-person impromptu meetings, identify personnel to be in attendance and communication structure. Provide examples of how Stakeholder meetings have been performed with great success on past projects, share the strategy to manage including the tools used to memorialize information.

What is the firm's strategy to provide a "local" customer service experience with key personnel located beyond the Central Florida region.

Programming Interviews: Define the firm's process for conducting the building needs assessment with Stakeholders. Outline the timeline and methodology of collecting and then reporting data. Identify key personnel assigned to the programming phase.

Schedule: Provide a detailed schedule for both programming and design phase of the project. The measure of time shall be in weeks, hold four (4) weeks between each milestone deliverable for Stakeholder review.

Criteria	Scoring Method	Weight (Points)
Similar Project Experience	Points Based	50 *(50% of Total)*

Description:
Highlight projects which align with a new Fire Station. Also, highlight projects where this collective team have performed together. List the following criteria for each project:

- Total Square Footage
- Occupancy Type
- Construction Cost
- Design and Construction Schedule
- Photographs (interior and exterior)
- Role and Responsibility of each firm.
- Key Personnel assigned to project.

Share examples of challenges and measures to overcome, and the resulting lessons learned created from this outcome.

AGGREGATE SCORES SUMMARY

Vendor	Nick Brow	Matthew Hettler	Matt Kinley	Anthony Maddox	Kristian Swenson	Chad Wilsky	Total Score (Max Score 100)	Total Average Rank
D.E. Scorpio Corporation	100 (1)	96 (2)	93 (1)	100 (1)	93 (2)	100 (1)	**97**	**1.33**
Ajax Building Company, LLC	80 (3)	95 (3)	85 (3)	80 (3)	100 (1)	96 (2)	**89.33**	**2.5**
H. J. High Construction	90 (2)	98 (1)	91 (2)	90 (2)	75 (3)	90 (3)	**89**	**2.17**

VENDOR SCORES BY EVALUATION CRITERIA

Vendor	Qualifications of Proposed Project Points Based 50 Points (50%)	Similar Project Experience Points Based 50 Points (50%)	Total Score (Max Score 100)
D.E. Scorpio Corporation	48.8	48.2	**97**
Ajax Building Company, LLC	42.5	46.8	**89.33**
H. J. High Construction	43.5	45.5	**89**

INDIVIDUAL PROPOSAL SCORES

Ajax Building Company, LLC

Qualifications of Proposed Project | Points Based | 50 Points (50%)

Nick Brow: 40

Team is qualified. Organizational Chart is provided.

Matthew Hettler: 47

Ha some key personnel located in the CF area; provided timeline

Matt Kinley: 40

Showed a solid understanding of the project requirements with acceptable approaches

Anthony Maddox: 30

Experienced team with a deep personnel reserve. Specific project manager and superintendent not specified.

Kristian Swenson: 50

Brought a "deep bench" team to ensure plenty of availability to match needed skillsets

Chad Wilsky: 48

Have bench of team members experienced with fire station projects

Similar Project Experience | Points Based | 50 Points (50%)

Nick Brow: 40

Experience is satisfactory. Includes multiple fire stations completed.

Matthew Hettler: 48

Has similar projects; "oil canning" with Clay County Station 20; similar projects not in CF, but has Subs in CF

Matt Kinley: 45

Submitted relevant project examples aligned with fire station facilities, including required project data, team roles, and documented challenges with corresponding lessons learned

Anthony Maddox: 50

Experience firm with multiple fire station projects.

Kristian Swenson: 50

Lots of great experiences in numerous locations

Chad Wilsky: 48

Shared examples of fire station projects

D.E. Scorpio Corporation

Qualifications of Proposed Project | Points Based | 50 Points (50%)

Nick Brow: 50

Team is well qualified. Organizational Chart is satisfactory.

Matthew Hettler: 47

Provided availability and locations for personnel tied to the project. Has a core team in place given the current work with SC

Matt Kinley: 48

Exhibited an exceptional grasp of the project's complexity

Anthony Maddox: 50

Experienced firm with fire station experience.

Kristian Swenson: 48

Good team. Bench not as deep as others

Chad Wilsky: 50

Experienced senior project manager and superintendent with fire station projects part of presentation that will be dedicated to our projects

Similar Project Experience | Points Based | 50 Points (50%)

Nick Brow: 50

Team provided closely related experience with great lessons learned to be applied to our project.

Matthew Hettler: 49

Built stations for Alachua County; provided lessons learned; current small projects contractor for SC

Matt Kinley: 45

Provided comprehensive, highly relevant fire station project examples demonstrating prior collaboration of the proposed team and well-defined challenges with meaningful lessons learned applicable to this project

Anthony Maddox: 50

The firm has multiple fire station experiences with a fire station prototype program knowledge.

Kristian Swenson: 45

Fire Station experiences were on the smaller station side

Chad Wilsky: 50

Shared examples of fire station projects

H. J. High Construction

Qualifications of Proposed Project | Points Based | 50 Points (50%)

Nick Brow: 45

Team is qualified. Organizational Chart is satisfactory.

Matthew Hettler: 48

Multiple people tied to the projects live in SC; provided who will be at what meetings

Matt Kinley: 43

Exhibited an exceptional grasp of the project's complexity

Anthony Maddox: 50

Personnel have great fire station experience.

Kristian Swenson: 30

Confusing who the point of contact was.

Chad Wilsky: 45

Experienced team with fire station projects

Similar Project Experience | Points Based | 50 Points (50%)

Nick Brow: 45

Experience closely aligned to project. Includes multiple fire stations completed.

Matthew Hettler: 50

Similar station builds for City of Orlando and Apopka - construction type, occupancy, etc; Multiple stations for Orlando

Matt Kinley: 48
Provided comprehensive, highly relevant fire station project examples demonstrating prior collaboration of the proposed team and well-defined challenges with meaningful lessons learned applicable to this project
Anthony Maddox: 40
multiple fire station experience
Kristian Swenson: 45
Good experience not as robust as others
Chad Wilsky: 45
Shared examples of fire station projects

CONSTRUCTION MANAGER AT RISK (CMAR) AGREEMENT FOR FIRE DEPARTMENT CAPITAL IMPROVEMENT PROJECTS (CIP)

(PS-6847-25/HSM).

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CONSTRUCTION MANAGER AT-RISK (CMAR) AGREEMENT FOR ON-CALL SERVICES FOR FIRE DEPARTMENT CIP PROJECTS (PS-6847-25/HSM)

CHAPTER 1
INTRODUCTION AND PROJECT OVERVIEW

THIS CONSTRUCTION MANAGEMENT AT-RISK SERVICES AGREEMENT ("the Agreement" or "Agreement for Construction Management Services") is dated as of the _____ day of _____ 20_____, by and between_____., duly authorized to conduct business in the State of Florida, whose address is 750 Monroe Road, Sanford, FL 32771, in this Agreement referred to as "CONSTRUCTION MANAGER", and **SEMINOLE COUNTY**, a charter county and political subdivision of the State of Florida, whose address is Seminole County Services Building, 1101 E. 1st Street, Sanford, Florida 32771, in this Agreement referred to as "OWNER" (collectively, "Parties," individually, "Party").

The authorized representatives and addresses of OWNER, CONSTRUCTION MANAGER and Professional are:

OWNER/PROJECT MANAGER:
Representative: Seminole County Fleet & Facilities Department
Address: 205 W. County Home Road
City, State, Zip: Sanford, FL 32773
Telephone: 407-665-5282
Email: nbrow@seminolecountyfl.gov

CONSTRUCTION MANAGER:
Representative:
Address:
City, State, Zip:
Telephone:
Email:

PROFESSIONAL:
To Be Determined

The Project shall be identified as:

PROJECT TITLE: Construction Manager At-Risk for On-Call Services for Fire Department CIP Projects
PROJECT LOCATION: Seminole County
PROJECT ID NUMBER: PS-6847-25/HSM

RECITALS

A. **WHEREAS**, OWNER desires to retain the services of a competent and qualified CONSTRUCTION MANAGER to provide construction management services for the Construction Manager at Risk (CMAR) for Fire Department CIP Projects ("the Project"), that will include two phases: (1) preconstruction phase services ("Preconstruction Phase"); and construction phase services ("Construction Phase"), each of which are more fully described in this Agreement; and

B. **WHEREAS**, the OWNER's engagement of the CONSTRUCTION MANAGER is based upon CONSTRUCTION MANAGER's representations to the Owner that CONSTRUCTION MANAGER (i) is experienced in providing construction management services for projects of similar size and complexity to the Project; (ii) is authorized and licensed to perform the type of labor and services for which it is being engaged in the State and locality in which the Project is located; (iii) is qualified, willing and able to perform construction management services for the Project; and (iv) has the expertise and ability to provide construction management services which will meet the OWNER's objectives and requirements and which will comply with the requirements of all governmental, public and quasi-public authorities and agencies having or asserting jurisdiction over the Project, all as set forth herein; and

C. **WHEREAS**, CONSTRUCTION MANAGER has certified that it is competent and qualified and desires to undertake the Work according to the terms and conditions stated in this Agreement, including all of its contractual documents; and

D. **WHEREAS**, OWNER intends to engage, or has engaged, one or more Design Professionals ("Professional") to perform architectural services and/or engineering services for the Project, including preparation of Site-specific Construction Documents, and may desire to have the CONSTRUCTION MANAGER involved in the selection process of such or other Professionals to ensure that their qualifications and capabilities align with the Project's objectives and requirements.

NOW, THEREFORE, for and in consideration of foregoing recitals and the mutual covenants and conditions contained in this Agreement, OWNER and CONSTRUCTION MANAGER agree as follows:

PROJECT DESCRIPTION/OVERVIEW

The CONSTRUCTION MANAGER is hereby tasked with providing construction management services under the at-risk model for the Construction Manager at Risk (CMAR) for Fire Department CIP Projects for construction management. As described in greater detail herein, the Services provided by the CONSTRUCTION MANAGER for the Project shall consists of those performed at the Pre-Construction Phase and at the OWNER's discretion, the Construction Phase (each "Phase" or collectively the "Phases"). The estimated construction cost is $50,000,000.00.

The CONSTRUCTION MANAGER shall provide overall coordination, management, supervision, and scheduling of the work of each contractor/subcontractor so as to complete the Project in accordance with the OWNER's objectives of safety, cost, time, and quality. The CONSTRUCTION MANAGER shall serve under the at-risk model and shall be responsible for the preparation of bid

packages, as well as all claims of any nature arising from subcontractors' exceedance of the initially submitted bids, including but not limited to discrepancies in the scope of work or cost escalations. The CONSTRUCTION MANAGER shall promptly address and resolve any such claims and shall indemnify and hold the OWNER harmless from any liability, costs, or damages incurred as a result of these claims. The CONSTRUCTION MANAGER shall maintain accurate records to include direct and indirect costs of services and equipment, change orders, direct purchases, and both bidding and construction timelines. Other general duties shall include, but are not limited to, Preconstruction Services and Value Engineering, as defined herein.

At the OWNER's discretion, the CONSTRUCTION MANAGER, during the Preconstruction Phase may participate in the evaluation of proposals for the Design Professional ("Professional") and provide advisory services to OWNER. The CONSTRUCTION MANAGER shall provide input and recommendations during the selection process to ensure the Professional's qualifications align with the project requirements and objectives. This collaboration aims to ensure the selected Professional meets the project's design and constructability needs, facilitating a cohesive and efficient project delivery. Notwithstanding the foregoing, the OWNER has the right to engage a Professional independently prior to or concurrently with the engagement of the CONSTRUCTION MANAGER. In such instances, the CONSTRUCTION MANAGER shall collaborate fully and cooperatively with the OWNER's selected Professional, respecting and adhering to all design plans, specification, and directives provided by the Professional. The CONSTRUCTION MANAGER's responsibilities shall include the integration of the Professional's design into the Project and ensuring that all construction activities align with the Professional's specification.

CONSTRUCTION MANAGER shall not proceed with any work or any Phase, nor shall CONSTRUCTION MANAGER be entitled to any compensation for any such work unless and until OWNER has issued a written Notice to Proceed for that Phase. In entering into this Agreement, the Parties expressly agree that OWNER is under no obligation to issue a Notice to Proceed for any specific Phase.

ARTICLE 1
CONTRACT DOCUMENTS

1.1. The above referenced recitals are true and correct and are incorporated into this Agreement by reference. The Construction Management At-Risk Services Agreement with a Guaranteed Maximum Price ("the Agreement" or the "Agreement for Construction Management") includes and hereby incorporates in full by reference the following documents which are the "Contract Document(s)," including all exhibits, drawings, specifications, and documents herein, and attachments and addenda thereto:

This Chapter 1, Introduction and Project Overview, including the foregoing recitals, and the Project Overview (hereinafter "Chapter 1").

Chapter 2, Construction Manager's Required Services (hereinafter "Chapter 2").

Chapter 3, General Terms and Conditions (hereinafter "Chapter 3").

Appendices

Appendix A: Preconstruction Services Fees
Appendix B: Index of Preliminary Plans and Specifications for the Project
Appendix C: Schedule for Performance of Pre-Construction Services
Appendix D: Schedule of Required Insurance and Contractor's Certificate of Insurance for Pre-Construction Services
Appendix E: Schedule of Required Insurance for Construction of the Work
Appendix F: Construction Manager's Pre-Construction Services Team
Appendix G: Owner's Consultant's Chart
Appendix H: Required Form of Payment and Performance Bond
Appendix I: Authorization for Construction
Exhibit 1: Index of Final Plans and Specifications
Exhibit 2: Construction Schedule
Exhibit 3: Construction Manager's Project Team
Exhibit 4: Schedule of Values
Exhibit 5: Unit Prices
Exhibit 6: Construction Manager's Subcontractors and Suppliers Chart
Exhibit 7: Qualifications and Assumptions
Exhibit 8: Schedule of Allowances
Appendix J: Proposed Pricing Schedule

Any amendment or addenda executed by OWNER and CONSTRUCTION MANAGER hereafter; and

Approved Change Order(s) or field orders.

These documents, as outlined above, collectively form an integral part of the RFP package.

1.2. Documents not included or expressly contemplated by this Chapter, do not and shall not form part of this Agreement.

1.3. Capitalized terms used in this Agreement shall have the meaning ascribed to them in Chapter 3, Article 28, the Definitions section of this Agreement, unless otherwise specified.

1.4. The OWNER shall: *[Select and complete as appropriate]*

□ Furnish the CONSTRUCTION MANAGER with one (1) reproducible copy of the Construction Documents.

□ Furnish the CONSTRUCTION MANAGER with electronically formatted Construction Documents

× Not furnish the CONSTRUCTION MANAGER with a copy of the Construction Documents; provided, however, the CONSTRUCTION MANAGER may obtain copies of the plans and specifications from Professional, if any.

ARTICLE 2
NOTICES

2.1. Unless otherwise provided, all notices shall be in writing and considered duly given if the original is (i) hand delivered, including delivery by independent delivery service, including Federal Express, United Parcel Service or United States Postal Service; (ii) sent by U.S. Mail, postage prepaid; or (iii) emailed to the authorized representative provided by this Agreement. Notices hand delivered, delivered by independent delivery services, or emailed to the authorized representative designated by Agreement, shall be deemed given on the date of delivery. Notices given by U.S. Mail shall be deemed given as of the second business day following the date of posting.

2.2. The place for giving of notice will remain such until it has been changed by written notice in compliance with the provisions of this Section. For the present, the parties designate the following as the respective places for giving of notice:

For OWNER:

Seminole County Facilities Management Division
205 W. County Home Road
Sanford, FL 32773

With a copy to:

Seminole County Purchasing & Contracts Division
1301 E. Second Street
Sanford, FL 32771

For CONSTRUCTION MANAGER: TBD

For PROFESSIONAL: TBD

2.3. Either party may change the addresses or persons for receipt of notices by written notice.

ARTICLE 3
SCOPE OF CONSTRUCTION MANAGER'S SERVICES

3.1. **General Scope of Services**. Upon execution of this Agreement, the CONSTRUCTION MANAGER shall commence the performance of Pre-Construction Phase Services ("Execution Date"), and upon execution of **Appendix "I,"** Authorization for Services, the CONSTRUCTION MANAGER shall commence the Construction Phase and/or Renovation Services, in accordance with the scheduled start date provided in Appendix I and the subsequent Notice to Proceed. The Parties acknowledge that (i) the OWNER, in its sole discretion, may determine that it shall not proceed with the Construction Phase; (ii) performance of the Pre-Construction Phase Services may overlap performance of the Construction Phase Services; (iii) categories of Work performed during the Construction Phase may be performed in separate phases; and (iv) payment of the CONSTRUCTION MANAGER for Pre-Construction Services shall be separate from payment, if any, for Construction Services.

3.1.1. **Scope of Pre-Construction Services**. The CONSTRUCTION MANAGER shall furnish and pay for out of the Pre-Construction Services Fee, all Pre-Construction Services required by this Agreement. All such services are hereinafter referred to "Pre-Construction Services" or "the Pre-Construction Phase."

3.1.2. **Scope of Construction Services**. Upon execution of Appendix I, Authorization for Construction, the CONSTRUCTION MANAGER shall furnish and pay for out of the Construction Price all Construction Services required by this Agreement. All such services shall hereinafter be referred to as "Construction Services" or "the Construction Phase."

3.2. **Self-Performance by the CONSTRUCTION MANAGER**. *[select as appropriate]*:

□ The CONSTRUCTION MANAGER shall not be allowed to self-perform any category of the Work without prior written approval of the OWNER.

× The CONSTRUCTION MANAGER shall be allowed to bid for subcontract work, and, if it is the lowest acceptable bidder of a minimum of three (3) competing bids, perform those categories of Work which the OWNER agrees, said categories to be incorporated into the Authorization for Construction (**Appendix "I"**).

□ The CONSTRUCTION MANAGER shall be allowed, with the prior written approval of the OWNER, to perform categories of Work for which there is no acceptable bidder or if a subcontractor fails to execute an acceptable contract with the CONSTRUCTION MANAGER.

3.3. **Term and Renewal**. The Construction Management At-Risk Services Agreement with a Guaranteed Maximum Price takes effect on the date of its execution by OWNER and shall remain in effect until completion of the Project, unless terminated earlier in accordance with this Agreement.

3.3.1. **Preconstruction Phase**. The Preconstruction Phase shall begin on the Execution Date

and shall continue until all preconstruction services outlined in this Agreement are completed to the satisfaction of OWNER. The estimated duration for the completion of preconstruction services will be determined at the time of the issuance of the Work Order for Pre-Construction Services. The CONSTRUCTION MANAGER shall complete all pre-construction services within this estimated duration, unless otherwise agreed in writing by OWNER. In the event the CONSTRUCTION MANAGER fails to complete the preconstruction services within the specified duration, the OWNER reserves the right to terminate this Agreement or to impose penalties as set forth in this Agreement.

3.3.2. **Construction Phase**. Upon the satisfactory completion of the Preconstruction Phase, and upon the execution of **Appendix "I", Authorization for Construction**, the Construction Phase shall continue until Substantial Completion and Final Completion as defined in this Agreement.

3.3.3. **Renewals**. If additional time is required to complete the Project, the OWNER and the CONSTRUCTION MANAGER may mutually agree to renew the term of this Agreement. Such renewals shall be documented in writing and shall specify the new completion date and any other terms and conditions relevant to the renewal. Continuation of the contract beyond the initial period and any renewal option subsequently exercised is an OWNER prerogative and not a right of the CONSTRUCTION MANAGER. This prerogative will be exercised only when such continuation is clearly in the best interest of the OWNER at OWNER's sole discretion. The prices stated herein shall prevail for the full duration of the initial contract term and any optional term subsequently exercised.

ARTICLE 4
COMPENSATION OF CONSTRUCTION MANAGER

4.1. **Compensation for Pre-Construction Phase**. The OWNER shall pay, and the CONSTRUCTION MANAGER shall accept, as full and complete payment for the CONSTRUCTION MANAGER's timely and complete performance of Pre-Construction Services, the Pre-Construction Services Fee. The compensation for Pre-Construction Services shall either be based on a lump sum fixed fee or a time and material not-to-exceed basis, as forth in **Appendix "A"**.

4.1.1. **Pre-Construction Service Fee – Payment**. CONSTRUCTION MANAGER shall render to OWNER, at the close of each calendar month, an itemized invoice and OWNER shall make payment as following: [*Select one of the following*]:

× The lump sum fixed Pre-Construction Services Fee shall be paid in accordance with Appendix "A." The lump sum fixed Pre-Construction Services Fee shall be set and paid pursuant to the time schedule in Appendix "C" when executed by the parties.

□ The time and material not to exceed Pre-Construction Services Fee shall be paid in accordance with the labor and material rates set forth in Appendix "C."

□ Other:

4.2. **Guaranteed Maximum Price**. As more particularly described in Chapter 2, Article 2, the

CONSTRUCTION MANAGER shall prepare and deliver to the OWNER, with a copy to the PROFESSIONAL, a Guaranteed Maximum Price ("GMP") proposal for which the CONSTRUCTION MANAGER proposes to provide Construction Services [*Select one (1) and complete as appropriate*]:

□ Upon completion of _percent (_____%) of the Construction Documents.
× Sixty (60) calendar days after 100% completion of the Construction Documents for the entire project.
□ No later than_____, 20__ .
□ Other:

If the GMP proposal is accepted by the OWNER, the CONSTRUCTION MANAGER shall execute **Appendix "I", Authorization for Construction**. An executed **Appendix I**, **Authorization for Construction**, and a subsequent Notice to Proceed, shall serve as written notice to the CONSTRUCTION MANAGER establishing the date construction is to commence ("the Commencement Date").

4.3. **Compensation for Construction Phase**. The OWNER shall pay, and the CONSTRUCTION MANAGER shall accept, as full and complete payment for Construction Services, the Construction Price as agreed by the parties ("the Construction Price"). The Construction Price shall not exceed the Guaranteed Maximum Price (GMP) agreed by the Parties. Any costs that would result in the Construction Price exceeding the GMP shall be the sole responsibility of the CONSTRUCTION MANAGER, with no obligation on the part of the OWNER to provide additional reimbursement.

4.3.1. **Construction Price – Amount**. The Construction Price shall include, and is limited to, the total of:

(i) Costs of the Work. The Costs of the Work for the Project as defined in Chapter 2, Article 2, Section 2.7.2.1 incorporated herein.

(ii) General Conditions. The OWNER shall pay, and the CONSTRUCTION MANAGER shall accept as complete payment for General Conditions, as defined in Chapter 2, Article 2, Section 2.7.2.2. The method of payment, however, shall be set forth in Appendix "I."

(iii) Fixed Management Fee. The OWNER shall pay, and the CONSTRUCTION MANAGER shall accept as complete payment for the performance of Construction Management Services, a negotiated fixed fee in the amount of _____ % of the GMP for the Project.

4.3.2. **Construction Price – Payment and Retainage**. Payment requests shall be processed and paid in accordance with Part VII, Chapter 218, Florida Statutes, known as the Florida Prompt Payment Act, and the terms of this Agreement. CONSTRUCTION MANAGER shall render to OWNER, at the close of each calendar month, an itemized invoice. The date on which payment is due shall be referred to as the "Payment Date."

4.3.2.1 For Projects with an estimated cost of less than $10 million. The OWNER or its agent shall, pursuant to Section 218.735(7), Florida Statutes, prepare and deliver to the CONSTRUCTION MANAGER a single list of items, including the estimated cost to complete each item, to be rendered complete, satisfactory, and acceptable within thirty (30) calendar days after reaching substantial completion. For projects having an estimated cost of $10 million or more, within thirty (30) calendar days, or, if extended by change order, up to sixty (60) calendar days after reaching substantial completion.

4.3.2.2 Multi-Phased Projects. For projects with multiple phases, the OWNER or its agent must provide for the development of a list of items required to render complete, satisfactory, and acceptable for each building, structure, or phase of the Project within the time limitations stated in subsection 4.3.2.1 above.

4.3.2.3 The final completion date must be at least thirty (30) days after the CONSTRUCTION MANAGER receives the list of items. If the list is not provided within the required timeframe, the final completion date shall be extended by the number of days the OWNER's delivery was delayed.

4.3.2.4 Failure of the CONSTRUCTION MANAGER to include any corrective work or pending items not yet completed on the list developed pursuant to this section does not alter the responsibility of the CONSTRUCTION MANAGER to complete all construction services set forth herein. If a good-faith dispute exists as to whether one or more items have been completed pursuant to this Agreement, the OWNER may continue to withhold an amount not to exceed one hundred fifty percent (150%) of the total costs to complete the remaining items. The CONSTRUCTION MANAGER's project representative shall be required to review these estimates with the OWNER and sign the estimate in agreement.

4.3.2.5 Retainage shall be released as set forth in Section 218.735, Florida Statutes.

4.4. **Billing and Payment: Preconstruction and Construction Services**. CONSTRUCTION MANAGER shall render to Owner, at the close of each calendar month, an itemized invoice, properly dated including, but not limited to, the following information:

(i) The name and address of CONSTRUCTION MANAGER

(ii) Contract Number.

(iii) A complete and accurate time record of services performed by CONSTRUCTION MANAGER for all services performed by CONSTRUCTION MANAGER during that month and for which Owner is billed.

(iv) A description of the services rendered, corresponding to the 1/10 time increment, with sufficient detail to identify the exact nature of the work performed. As an example of

the specificity required, it would not be appropriate to list the service performed simple as "research." Instead, it is required that the specific matter being researched be specified in such detail as would permit a determination being made as to the necessity for the research and whether the time attributable to it as reasonable.

(v) Any such information as may be required by this Agreement or requested by OWNER from time to time.

4.4.1. Submittal Instructions for invoices are as follows:

(i) The original invoice must be emailed to:
AP@SeminoleClerk.org

(ii) The original invoice may also be mailed or delivered to:
Director of County Comptroller's Office
Seminole County Board of County Commissioners
P.O. Box 8080
Sanford, Florida 32772-8080

(iii)A copy of the invoice must be sent to:

Seminole County Facilities Management Division
205 W. County Home Road
Sanford, FL 32773

4.4.2. OWNER shall make payment after OWNER's review and approval and within thirty (30) days of receipt of a proper invoice from CONSTRUCTION MANAGER.

4.5. **Compensation for Change Orders**. Amounts owed by the OWNER to the CONSTRUCTION MANAGER, and the amount of the GMP for Construction Services for the Project established in the executed **Appendix "I," Authorization for Construction**, shall only be adjusted by duly authorized Change Orders.

4.5.1. **Change Order – Increase in Scope or Costs.** For change orders increasing the CONSTRUCTION MANAGER's scope of services or costs, the CONSTRUCTION MANAGER shall be compensated in the amount of the Cost of the Work added by the Change plus the CONSTRUCTION MANAGER's Management Fee in the amount as set forth above.

4.5.2. **Change Order – Decrease in Scope or Cost.** For change orders decreasing the CONSTRUCTION MANAGER's scope of services or costs, the OWNER shall receive a credit in the amount of the Cost of the Work which is decreased by the Change plus a deduction of the CONSTRUCTION MANAGER's Management Fee in the amount as set forth above.

4.5.3. **Change Orders and General Conditions.** For the purposes of Changes to the Work, those items described in Chapter 2, Article 2, Section 2.7.2.2 (General Conditions) shall not be included in the calculation of the increased or decreased Cost of the Work unless the Change directly increases or decreases the cost of a line item therein in a direct and documentable manner and, in that case, only the line item directly increased or decreased shall be included in the calculation. An increase or decrease in the scope of supervisory or staff personnel's responsibility shall not be considered to increase/decrease the cost of line items relating to supervisory or staff personnel.

4.5.4. **Change Orders for Extension of Time.** If the project duration is impacted for excusable delays such as abnormal weather, OWNER delays, etc., CONSTRUCTION MANAGER is entitled to request a change order for consideration within fifteen (15) days of the delay event, for time which shall be the sole remedy. After fifteen (15) days of the delayed event, the CONSTRUCTION MANAGER waives any right to claim. The OWNER shall respond in writing to the CONSTRUCTION MANAGER's claim within fifteen (15) days of receipt, or such longer period as may be mutually agreed, either approving or denying the claim. Any adjustment to the Contract Price or Contract Time resulting from such claim shall be authorized by Change Order.

4.5.5. **Change Order – Disputed.**

(i) If the CONSTRUCTION MANAGER disputes a change order decision pursuant to Chapter 3, Article 9, Section 9.7, it must give the OWNER its written notice of dispute, including the reasons, therefore, within seven (7) calendar days of the disputed decision.

(ii) For change orders directed by a Professional to be performed by the CONSTRUCTION MANAGER on a time-and-materials basis pursuant to Chapter 3, Article 9, Section 9.5.1, the OWNER shall pay the CONSTRUCTION MANAGER the actual reasonable incurred cost and expenses paid to those subcontractors and suppliers performing the Work plus the CONSTRUCTION MANAGER fee.

4.6. **Time is of the Essence**. Both the OWNER and CONSTRUCTION MANAGER acknowledge that time is of the essence in this project. The OWNER requires beneficial occupancy of the building at the conclusion of each phase to sustain normal operations. Failure to achieve timely occupancy will result in additional costs for the OWNER. Hence, the liquidated damages specified in this paragraph are not considered penalties but are designed as a mechanism for the OWNER to cover the additional costs incurred due to any delays. Liquidated Damages. If liquidated damages are assessed pursuant to Chapter 3, Article 17, such damages shall be imposed where the delay to the Substantial or Final Completion date is due to the fault of the CONSTRUCTION MANAGER. For failure to meet Substantial Completion, liquidated damages shall be calculated at the following daily rates as specified in the table provided. For failure to meet the Final Completion Date, liquidated damages shall be calculated at the full daily rate .

4.7. **Limitations on OWNER's PROJECT MANAGER**. The OWNER's PROJECT

MANAGER is limited in their authority to authorize changes to the Scope of Services. They may only approve modifications that fall within their specific authorization level, as established during the Agreement's approval process, and in accordance with OWNER's Procurement Policies and Procedures. Any changes that exceed these established limits require prior approval from the Board of County Commissioners. The CONSTRUCTION MANAGER must not rely on any approvals from the PROJECT MANAGER that go beyond these established limits, and any such reliance will be deemed unreasonable. A copy of the Procurement Policies and Procedures will be provided upon request.

ARTICLE 5
SPECIFIC INSURANCE REQUIREMENTS

5.1 **Insurance Requirements.** All insurance obligations under this Agreement, including the types of coverages and minimum limits of liability required, shall be governed by the provisions set forth in Chapter 3, Article 21. The CONSTRUCTION MANAGER shall adhere to the insurance requirements as outlined in that section.

5.2 **CONSTRUCTION MANAGER's Obligations.** The CONSTRUCTION MANAGER shall provide insurance as required by Chapter 3, Article 21, and in accordance with the terms set forth therein. The OWNER will communicate and cooperate with the CONSTRUCTION MANAGER and the CONSTRUCTION MANAGER's insurance broker, as required.

5.2.1 In accordance with Chapter 3, Article 21, the CONSTRUCTION MANAGER shall purchase and maintain at all times that it is performing services under this Agreement from a company or companies authorized to do business in the State of Florida, insurance policies containing the types of coverages and minimum limits of liability as set forth in **Appendix "D"** and **Appendix "E,"** protecting against claims that may arise out of or result from the performance or non-performance of services under this Agreement.

ARTICLE 6
PERSONNEL, SUBCONTRACTOR, SUPPLIER AND CONSULTANT CHARTS

6.1 Pre-Construction Service Team. Attached hereto as **Appendix "F"** is the CONSTRUCTION MANAGER's Personnel Chart for Pre-Construction services, which lists by name, job category, and responsibility, the CONSTRUCTION MANAGER's primary employees who will perform those services.

6.2 Construction Service Team. In addition, during the performance of Pre-Construction Services, the CONSTRUCTION MANAGER shall provide the OWNER with the CONSTRUCTION MANAGER's Personnel Chart for Construction, as described in Chapter 2, Article 2, Section 2.7.5.11.

6.3 OWNER's Approval of Service Teams. The OWNER shall review and approve the personnel chart prior to the commencement of the Work, both for Pre-Construction and Construction. The OWNER reserves the right to request the immediate replacement of any personnel, with or without providing reasons, and the CONSTRUCTION MANAGER

shall propose the replacement within 48 hours for the OWNER's review and approval. With respect to both lists, the CONSTRUCTION MANAGER shall promptly inform the OWNER in writing of any proposed replacements, the reasons therefore, and the name(s) and qualification(s) of proposed replacement(s). The OWNER shall have the right to reject any proposed replacement for good cause.

6.4 CONSTRUCTION MANAGER's Subcontractors and Suppliers. During the performance of Pre-Construction Services, the CONSTRUCTION MANAGER shall provide the OWNER with the CONSTRUCTION MANAGER's Subcontractors and Suppliers Chart, as described in Chapter 2, Article 2, Section 2.7.5.10. The Chart shall list by name and general Project responsibility each entity that will be utilized by the CONSTRUCTION MANAGER to provide goods or services with respect to the Project. The CONSTRUCTION MANAGER shall promptly inform the OWNER in writing of any proposed replacements, the reasons therefore, and the name(s) and qualification(s) of proposed replacement(s). The OWNER shall have the right to reject any proposed replacement for good cause.

6.5 **OWNER's CONSULTANT CHART.** The OWNER shall prepare and attach as **Appendix "G"** to this Contract the OWNER's Consultants Chart which lists by name and general duties each consultant retained by the OWNER to provide services with respect to the Project. The OWNER reserves the right to engage any other consultants which it may deem necessary or desirable, or to replace any Consultant listed thereon.

ARTICLE 7
CONSTRUCTION SCHEDULE, SPECIFIC BOND REQUIREMENTS, PAYMENT SCHEDULE AND QUALITY CONTROL AND TESTING

7.1 **Time for Performance.** OWNER and CONSTRUCTION MANAGER acknowledge that time is of the essence.

7.1.1 **Delivery of Pre-Construction Services.** The CONSTRUCTION MANAGER shall commence delivery of its Pre-Construction Services on an agreed-upon date reflected in the **Appendix "C"** submitted with the Project-specific scope of services and shall deliver such services in a prompt and expeditious manner so as not to delay the OWNER or the Professional(s).

7.1.2 **Commencement of Construction.** As provided by **Appendix "I," Authorization for Construction, and** the Construction schedule incorporated therein, CONSTRUCTION MANAGER shall have an expected date for commencement of the construction activities. Notwithstanding, OWNER will issue a formal Notice to Proceed (NTP), and only upon receipt of the NTP will CONSTRUCTION MANAGER commence its construction services (the "Commencement Date").

7.1.3 **Substantial Completion.** The CONSTRUCTION MANAGER shall accomplish Substantial Completion of the Work of the Project on or before a date to be agreed upon and set forth in **Appendix "I"** and shall prosecute the Work pursuant to the Construction Schedule incorporated therein. In the event that the original

substantial completion date specified in the contract cannot be met, the substantial completion date shall be determined by the issuance of the Certificate of Occupancy (CO) by the building official. This date shall serve as the official substantial completion date, allowing the OWNER to legally take beneficial occupancy of the building.

7.1.4 **Final Completion.** The CONSTRUCTION MANAGER shall achieve Final Completion of the Work of the Project on or before the date established in Chapter 1, Article 4, Section 4.3.2.1 (the "required date of Final Completion") or within 30 days after substantial completion, if any extensions to the contract are executed.

7.2 **Construction Schedule.** The CONSTRUCTION MANAGER shall prepare an estimate of construction time for the Project as part of Pre-Construction Services as described in Chapter 2, Article 2, Section 2.6. The actual Construction Schedule shall be incorporated into the **Authorization for Construction** (**Appendix "I"**).

7.3 **Schedule of Values.** The CONSTRUCTION MANAGER shall prepare a preliminary Schedule of Values for the Construction Work as part of Pre-Construction Services as described in Chapter 2, Article 2, Section 2.7.5.5 with a Project-specific Schedule of Values to be incorporated into the **Authorization for Construction** (**Appendix "I"**).

7.4 **Bond Requirements.**

7.4.1 The CONSTRUCTION MANAGER shall be required to provide payment and performance bonds each having a penal sum equal to the GMP. The amount of the premiums for such bonds shall be included in the estimate of OWNER's Costs provided to the OWNER and the same shall be incorporated into the **Authorization for Construction** (**Appendix "I"**).

Performance and Payment Bonds shall meet all requirements of Section 255.05, Florida Statutes, for public construction bonds. Additionally, upon execution of this Agreement, all original Performance and Payment bonds will be submitted to the OWNER for recording of said bonds. The bonds will be acceptable to the OWNER only if the following conditions are met:

(i) The Surety is licensed to do business in the State of Florida;

(ii) The Surety holds a Certificate of Authority authorizing it to write surety bonds in this State;

(iii) The Surety has twice the minimum surplus and capital requirements required by the Florida Insurance Code at the time the invitation to bid is issued;

(iv) The Surety is otherwise in compliance with the Florida Insurance Code;

(v) The Surety holds a currently valid Certificate of Authority issued by the United States Department of Treasury under 31 U.S.C. § 9304;

(vi) The Surety shall have the following minimum qualifications in accordance with the latest edition of A.M. Best's Insurance Guide: Financial Stability **A- to A+**. If the rating of the insurer or surety should fall below this standard, the CONSTRUCTION MANAGER shall cause the policy to be replaced promptly by an acceptable insurer or surety.

(vii) The Payment and Performance Bonds are in the same or substantially and materially identical form to **Appendix "H"**.

If the Surety for any bond furnished by the CONSTRUCTION MANAGER is declared bankrupt, becomes insolvent, its right to do business is terminated in the State of Florida, or it ceases to meet the requirements imposed by this Agreement, the CONSTRUCTION MANAGER shall, within thirty (30) calendar days thereafter, substitute another bond and surety, both of which shall be subject to the OWNER's approval.

The CONSTRUCTION MANAGER shall use the OWNER's bond forms attached hereto as **Appendix "H"**.

7.4.2 The CONSTRUCTION MANAGER (× shall) (☐ shall not) be required to provide a maintenance bond. If so, the penal sum of the bond shall be in accordance with Florida Statutes 337.18.

7.4.3 Payment for bonds shall be as follows: *[Select one (1) as appropriate]*

(i) The cost of required bonds shall be identified in the Schedule of Values and shall be incorporated into the **Authorization for Construction (Appendix "I")**.

(ii) Other_____

7.4.4 Quality Control and Testing *[Select one as appropriate]:*

□ The OWNER shall select the quality control and testing agencies.

□ The CONSTRUCTION MANAGER shall select the quality control and testing agencies.

(Select as appropriate)

□ The cost of specified measures and tests required by the Construction Documents shall not be included in the Guaranteed Maximum Price and shall be paid by the OWNER to the testing company as OWNER's Costs pursuant to Chapter 2, Article 2, Section 2.7.3. CONSTRUCTION MANAGER will not provide threshold inspections.

□ Other.

CHAPTER 2
CONSTRUCTION MANAGER'S REQUIRED SERVICES

ARTICLE 1
GENERAL PROJECT SERVICES

1.1 **Essential Services.** The CONSTRUCTION MANAGER agrees to provide all services required to professionally complete the Work in accordance with the Construction Documents and in an expeditious and economical manner consistent with this Agreement for Construction Management and the best interests of the OWNER.

1.2 **Compliance with Contractual Requirements.** At all times the CONSTRUCTION MANAGER is performing services, it shall comply with the requirements set forth in Chapter 1, Chapter 2, and Chapter 3 of this Agreement for Construction Management.

1.3 **Cooperative Effort.** The CONSTRUCTION MANAGER shall, in consultation with the OWNER, Professional(s), and the subcontractors, endeavor to develop, implement, and maintain a spirit of cooperation, collegiality, and open communication among the parties so that the goals and objectives of each are clearly understood, potential problems are resolved promptly, and, upon completion, the Project is deemed a success by all parties.

1.4 **Additional or Modified Required Services.** Additional or modified required services, if any, shall be included Index of Preliminary Plans and Project Specifications, Appendix B, and incorporated herein by reference.

ARTICLE 2
PRE-CONSTRUCTION SERVICES AND DELIVERABLES

2.1. **Project and Program Review and Knowledge.**

2.1.1 CONSTRUCTION MANAGER shall review the Project documents, including plans and specifications at minimum intervals directed by the OWNER, developed and issued by the Professional from time to time and shall possess the knowledge relating thereto necessary for the performance of its services. A written Constructability Review of the documents shall be provided at each phase so the Professional can also provide written responses to each item.

2.1.2 CONSTRUCTION MANAGER shall review the Project Site, including any features or aspects of the Site which may affect the constructability of the Project as designed and shall possess the knowledge relating thereto necessary for the performance of its services.

2.1.3 CONSTRUCTION MANAGER shall review the OWNER's program for the intended use of the Project, including, without limitation, the intended purposes and uses of the facility and each element, and the scope and extent of use of the Project

and shall possess the knowledge relating thereto necessary for the performance of its services.

2.2 Project Meetings and Consultation.

2.2.1 The CONSTRUCTION MANAGER shall attend any and all such meetings with representatives of the OWNER, the Professional or others as are reasonably requested by the OWNER throughout the CONSTRUCTION MANAGER's performance of this Contract. At a minimum, the CONSTRUCTION MANAGER shall attend one meeting per week, at such date, time, and place as scheduled by the OWNER during the construction of the Project, upon reasonable notice. Other meetings may be scheduled by upon request of the OWNER.

2.2.2 CONSTRUCTION MANAGER shall regularly consult with the OWNER and the Professional regarding issues relating to the Project and the Project program, including, without limitation:

(i) Site use and improvements;

(ii) The selection of materials, equipment, finishes, and color schedules;

(iii) Construction feasibility and issues relating to the constructability of various designs and alternatives;

(iv) Opinion and recommendations regarding the constructability of the Project documents with regard to life safety requirements, Fair Housing Act requirements and requirements of the Americans with Disabilities Act (ADA), including, without limitation, the CONSTRUCTION MANAGER's recommendations for the means and methods required to construct the Project in accordance with these requirements of the Project documents;

(v) Analysis and recommendations for the Project services and systems, including, without limitation, mechanical, electrical, plumbing, and computer, phone, and cabling systems;

(vi) Time requirements for procurement, installation, and construction completion, with a special emphasis on long-lead time items;

(vii) Strategies for managing competitive bidding for the Project, including generating subcontract and vendor interest in the Project;

(viii) Factors related to construction cost, including estimates of alternative designs or materials; and

(ix) General consultation and written analysis regarding issues relating to the Project and Project program are included in the Consideration described in Chapter 1, Article 4, relating to compensation. In the event OWNER requests a written analysis or a substantial and detailed analysis in relation to the requested consultation, the CONSTRUCTION MANAGER shall

request that a change order be issued prior to incurring any time or costs in excess of the compensation described herein.

2.3 Preliminary Design Review.

2.3.1 The CONSTRUCTION MANAGER shall actively and jointly participate with the OWNER and the Professional(s) in the formation of the final Project design.

2.3.2 The Professional is required, in accordance with the schedule requirements, to provide preliminary design drawings. The CONSTRUCTION MANAGER shall promptly and in accordance with the schedule requirements:

(i) Familiarize itself with the preliminary design drawings;

(ii) Analyze and evaluate the constructability of the preliminary design drawings;

(iii) Analyze and evaluate the preliminary design drawings in regard to the completeness of intended bid categories, conflicts or overlaps in the divisions of the Work, design details affecting construction, value engineering, identification of long-lead materials affecting the Construction Schedule, availability of labor and other factors affecting construction; and

(iv) Estimate total project cost formatted by the Construction Specifications Institute (CSI) Master Format.

2.3.3 The CONSTRUCTION MANAGER and the Professional(s) shall jointly schedule and attend both physical and virtual meetings with the OWNER to review and evaluate the preliminary design drawings.

2.3.4 The CONSTRUCTION MANAGER shall, in accordance with schedule requirements, notify the designated Professional in writing and assist the Professional(s) with the resolution of all problems, conflicts, defects, or deficiencies identified during the review and evaluation of the preliminary design drawings.

2.3.5 Upon completion of the preliminary design drawings, the CONSTRUCTION MANAGER is required, in accordance with the schedule requirements, to prepare and submit a preliminary estimate of Total Project Construction Cost broken down by line item into major construction disciplines and systems, and prepare a Critical Path Method (CPM) Schedule from Notice to Proceed to Final Completion.

The CONSTRUCTION MANAGER shall, in accordance with schedule requirements, review the preliminary estimate of the Total Project Construction Cost and promptly inform the OWNER and Professional of recommended adjustments, if any.

2.4 Construction Documents Review.

2.4.1 The Professional is required, in accordance with the schedule requirements, to provide Construction Documents and other information.

2.4.2 The CONSTRUCTION MANAGER shall, in accordance with schedule requirements, prepare applicable Construction Schedule(s), the estimate of Total Project Construction Cost, the cost of local utilities, fees for permits and licenses, any modifications necessitated by local conditions, and other information necessary for a full understanding of the Project, and the Construction Documents. The CONSTRUCTION MANAGER shall undertake the following:

(i) Examine the Construction Documents for clarity, adequacy of detail, consistency, accuracy, and completeness;

(ii) Identify all discovered conflicts, omissions or overlaps in the proposed divisions of the Work, evaluate the completeness of intended bid categories, and identify unusual design details affecting construction cost and schedules;

(iii) Apply established value engineering principles and practices to reduce the cost of the Project;

(iv) Identify factors with the potential to impact the Construction Schedule, such as materials with long lead time, the unavailability of required labor, and other factors, and make suggestions for acceptable alternatives;

(v) Evaluate and make suggestions to optimize Site utilization;

(vi) Recommend proposed modifications or alternatives to the Construction Documents based on evaluation and review;

(vii) Notify the OWNER and the Professional(s) in writing of any variances between the Construction Documents and applicable laws, statutes, building codes, rules, and regulations of which it is aware; and

(viii) Notify the OWNER and the Professional(s) in writing of all problems, conflicts, defects or deficiencies in the Construction Documents of which it is aware.

2.4.3 The CONSTRUCTION MANAGER shall, in accordance with schedule requirements, assist the Professional with resolving all problems, conflicts, defects or deficiencies identified during the review and evaluation of the Construction Documents.

2.4.4 Upon completion of the review and examination of the Construction Documents, the Professional is required, in accordance with schedule requirements, to prepare and submit a final estimate of Total Project Construction Cost.

2.4.5 Upon completion of review and examination of the Construction Documents, the CONSTRUCTION MANAGER, in accordance with schedule requirements, shall prepare and submit a final estimate of Total Project Construction Cost.

2.4.6 If the final estimates of Total Project Construction Cost by the CONSTRUCTION MANAGER and the Professional differ materially, the CONSTRUCTION MANAGER and Professional shall meet promptly to reconcile the discrepancies between their estimates. This will permit submission to the OWNER of a final estimate of Total Project Construction Cost on which both the Professional and the CONSTRUCTION MANAGER agree, or where the parties cannot agree, identify to the OWNER the specific portions that differ.

2.4.7 In performing the Preconstruction Services, the CONSTRUCTION MANAGER is not assuming responsibilities of the Professional(s) for design of the Project. The standard of care for the CONSTRUCTION MANAGER in performing these services is that of an experienced and skilled General Contractor or CONSTRUCTION MANAGER, not that of a licensed engineer or other professional.

2.5 Value Engineering

2.5.1 Throughout the development of the Project documents and contemporaneously with the development of the estimates of Total Project Construction Cost, the CONSTRUCTION MANAGER shall identify elements in the Project documents that are outside of the parameters established by OWNER's Project budget. All elements of the Project shall be considered including, without limitation, structural, mechanical, electrical, plumbing, finish, and exterior elements.

2.5.2 If the CONSTRUCTION MANAGER identifies an element that exceeds the budget for that element or which results in a Total Project Construction Cost in excess of the OWNER's Project budget, the CONSTRUCTION MANAGER shall report each such element to the OWNER. The CONSTRUCTION MANAGER shall thereafter research and identify alternative materials and systems to reduce the cost of each such element. If the alternative materials and systems are unacceptable to the OWNER, the CONSTRUCTION MANAGER shall research and identify other elements in the Project that can be reduced or modified in order to offset the over-budget elements. All value engineering items must have the following: the scope that is deleted from the Design documents; the new scope that is added to the Design; the ripple effects from other trades; and any applicable mark-up impacts.

2.5.3 The CONSTRUCTION MANAGER shall otherwise participate in the "value engineering" of the Project, as that term is commonly understood in the construction industry, including, without limitation, reviewing the Project documents to identify opportunities to reduce the cost of Project elements and to otherwise satisfy OWNER's Project budget without materially modifying OWNER's program for the Project.

2.5.4 The CONSTRUCTION MANAGER shall prepare periodic reports as requested by the OWNER on the value engineering process, in addition to each scheduled project design milestone (30%, 60%, 90%), including, without limitation, an updated Project estimate that incorporates accepted value engineering revisions.

2.5.5 The described process shall be complete upon the OWNER's consideration of all alternative recommended elements arising out of the CONSTRUCTION MANAGER's review of the 90% construction documents.

2.6 Planning and Scheduling.

2.6.1 **Construction Schedule.** The CONSTRUCTION MANAGER understands and acknowledges the OWNER's intent that the Project shall reach Substantial Completion by the designated Date of Substantial Completion and Final Completion by the designated Date of Final Completion. The CONSTRUCTION MANAGER shall prepare and submit the Construction Schedule for the Work in a timely manner for the OWNER's review and approval. The Construction Schedule shall detail the milestones leading to Substantial Completion and Final Completion and shall complement, and shall not conflict with, the Design Schedule.

2.6.2 The CONSTRUCTION MANAGER shall establish and submit in a timely manner for OWNER review:

(i) Project cost control procedures;

(ii) Project reporting procedures;

(iii) Project Manual;

(iv) Quality Management Program;

(v) Staffing Plan for the Construction period; and

(vi) Job Site Safety Plan.

2.6.3 The Construction Schedule shall strictly conform in all respects to the requirements for the Project Schedule set forth in Article 16, Chapter 3. The start date of the Project Schedule shall be consistent with the date upon which the CONSTRUCTION MANAGER anticipates that a Notice to Proceed may reasonably be issued, given the conditions and progress of the development of the Project documents at the time of the issuance of the schedule. The CONSTRUCTION MANAGER shall provide the schedule in hard copy format and as an electronic data file in a format requested by the OWNER.

2.6.4 Sixty (60) days after the delivery of 100% Construction Documents, the CONSTRUCTION MANAGER shall deliver the Project Schedule to the OWNER. This Project Schedule shall be considered the CONSTRUCTION MANAGER's proposed Project Schedule to construct the Project pursuant to the 100% Project documents and shall be attached to and incorporated as **Exhibit "2" to Appendix "I"**.

2.6.5 With the Project Schedule, the CONSTRUCTION MANAGER shall provide a list of the project-specific executive, management team, site supervisors, cost estimators, and scheduling personnel assigned to the Work. The list shall include

each person's job description, length of employment with the CONSTRUCTION MANAGER, title(s) held during their employment, and pertinent information for the OWNER's evaluation, such as education, experience, certifications, and training. This list must be attached to and incorporated as **Exhibit "3" to Appendix "I"**.

2.7 Guaranteed Maximum Price Proposal.

2.7.1 The CONSTRUCTION MANAGER shall develop the Construction Price for the Work ("Construction Price"). Costs shall be allocated consistent with the Guaranteed Maximum Price (GMP). All other costs shall be allocated as provided herein.

2.7.2 The Construction Price shall be equal to the sum of:

2.7.2.1 The Cost of the Work. The Cost of the Work shall be the allowable costs incurred by the CONSTRUCTION MANAGER in performing the Work.

(i) Allowable Costs. Allowable Costs are comprised of:

(a) Subcontractor Costs. Payments made by the CONSTRUCTION MANAGER to Subcontractors per the requirements of the subcontracts.

(b) Costs of Materials and Equipment incorporated into the Completed Construction - Costs, including transportation, of materials and equipment incorporated or to be incorporated in the completed construction.

(c) Costs of General Conditions as defined by Paragraph 2.7.2.2

(ii) Disallowed Costs. Costs which shall not be included as the Cost of the Work will be:

(a) Any Costs not specifically described in Paragraph 2.7.2.1(i), above;

(b) Costs for which the CONSTRUCTION MANAGER is compensated by the Management Fee as described in Paragraph 2.7.2.3 below;

(c) Overhead and general expenses, including, without limitation, home office overhead and expenses (included within Management Fee);

(d) The CONSTRUCTION MANAGER's capital expenses, including interest on the CONSTRUCTION MANAGER's capital employed for the Work (included within Management Fee);

(e) Rental costs of machinery and equipment (included within General Conditions);

(f) Costs due to the negligence of the CONSTRUCTION MANAGER or to the failure of the CONSTRUCTION MANAGER to fulfill a specific responsibility to the OWNER set forth in this Agreement (included within General Conditions)

(g) Costs incurred in the performance of Preconstruction Services;

(h) Costs which would cause the Guaranteed Maximum Price to be exceeded unless otherwise approved by a change order;

(i) Costs associated with all insurance and bonds, including without limitation, performance and payment bonds (included within OWNER's costs, General Conditions or Management Fee);

(j) Costs associated with permits, insurance, and testing (included within OWNER's costs or General Conditions); and

(k) Costs associated with licenses (included within the subcontractors' costs).

2.7.2.2 The General Conditions. General Conditions shall be limited to: security costs, temporary facilities (temporary office, water, heat, power, sanitary facilities, telephones), trash and debris control and removal costs, insurance, bonds, specialty equipment rental, storage fees, and permits. The OWNER has the right to audit the General Conditions to establish that the fee includes the items listed herein.

2.7.2.3 The Management Fee. The CONSTRUCTION MANAGER agrees that the fee which the OWNER must pay the CONSTRUCTION MANAGER for the following described items shall not exceed the percentage of the Cost of the Work as set forth in **Appendix "I"**. However, the OWNER shall, at the OWNER's sole discretion, have the ability to convert this Cost to a fixed sum at the time the Guaranteed Maximum Price Proposal is accepted by the OWNER, which conversion shall be documented on **Appendix "I"**. Further, the OWNER has the right to audit the Management Fee. The Management Fee shall include all costs, including overhead and profit, associated with the construction of the project excluding General Conditions, which will be itemized and documented in the GMP. Items under this provision include:

(i) The CONSTRUCTION MANAGER's provision of management services for the Project pursuant to Articles 1, 3 and 4, Chapter 2

(ii) Direct costs incurred with the exception of those specifically enumerated compensable as General Conditions Cost, Cost of the Work, cost of self- performed Work, or a Subcontractor or Supplier Cost;

(iii) The cost of the CONSTRUCTION MANAGER's home or branch office employees or consultants not at the Project Site (except as set forth in the GMP Proposal);

(iv) Non-field office (home and branch office) operational expenses such as telegrams, telephone service and long-distance and zone telephone charges, postage, office supplies, expressage, and other similar expenses;

(v) Data-processing costs indirectly related to the Work, including hardware, software, and CAD costs;

(vi) Cost of all non-project specific insurance (i.e., any insurance for which the GMP Proposal does not provide for payment to the CONSTRUCTION MANAGER for insurance);

(vii) All general operating expenses;

(viii) All capital expenses, including any interest;

(ix) Any costs which would cause the Construction Price to exceed the GMP;

(x) Costs or expenses incurred by the CONSTRUCTION MANAGER, not included in the General Conditions Cost, or Cost of the Work, to provide management services necessary to complete the Project;

(xii) Related taxes and fees on the above items;

(xiii) Reasonable expenses of the CONSTRUCTION MANAGER's personnel incurred while traveling in discharge of duties directly connected with the Work;

(xiv) Expenses incurred in accordance with the CONSTRUCTION MANAGER's standard personnel policy for relocation and temporary living allowances of personnel required for the Work;

(xv) Wages, salaries, bonuses, and incentive compensation, of the CONSTRUCTION MANAGER's supervisory, technical, administrative, and clerical personnel engaged in supervision and management of the Work on or off the Project Site, including all company overhead and expenses;

(xvi) Cost of fringe benefits, contributions, assessments, and taxes, including for example such items as Unemployment Compensation and Social Security, to the extent that such cost is required by law and is based on the compensation paid to the CONSTRUCTION MANAGER's employees referred to above; and

(xvii) Construction staff, staffing and all related costs.

2.7.3 OWNER's Costs. The CONSTRUCTION MANAGER shall prepare an itemized estimate of the costs to be incurred by the OWNER, if any, which will be required to be paid by the OWNER for the Substantial Completion of the Work (hereinafter, the "OWNER's Costs"). These costs shall be identified in the GMP as OWNER's Costs and may be paid directly by OWNER or be paid by the CONSTRUCTION MANAGER and billed to OWNER along with a construction management fee. The CONSTRUCTION MANAGER shall itemize each of these categories of costs for the OWNER's review.

2.7.4 Sixty (60) days after the delivery of 100% Construction Documents, the CONSTRUCTION MANAGER shall deliver to the OWNER a Guaranteed Maximum Price (hereinafter "GMP"). The GMP shall be a bound document comprised of an itemized Construction Price for the Project, which by definition shall not include the OWNER's Costs. This Construction Price shall be the CONSTRUCTION MANAGER's proposal to construct the Project pursuant to the 100% Project documents for a Guaranteed Maximum Price. The CONSTRUCTION MANAGER shall not withdraw this Guaranteed Maximum Price Proposal for ninety (90) days following submission to the OWNER.

2.7.5 The CONSTRUCTION MANAGER shall include with the GMP the following items:

2.7.5.1 Cover Sheet including project title and the County project number.

2.7.5.2 Summary sheet of the GMP Proposal, including subcontractor bids, allowances, contingencies, bonds, insurance, conditions, and exclusions. This sheet shall also contain contract time, construction start date, date of substantial completion, date of final completion, critical path schedule, and proposed work hours.

2.7.5.3 Detailed summary of general conditions.

2.7.5.4 A list of allowances and data supporting that its basis is reasonable and consistent with OWNER's program.

2.7.5.5 A detailed itemization of the GMP, including a Schedule of Values for each structure incorporated into the GMP. A Schedule of Unit Prices shall be made available at OWNER's request.

2.7.5.6 A description of any qualifications or assumptions incorporated into the development of the GMP.

2.7.5.7 A statement of the date of Substantial Completion, consistent with the date with provided in the CONSTRUCTION MANAGER's Final Project Schedule as described elsewhere herein.

2.7.5.8 List of all solicited contractors.

2.7.5.9 Subcontractor bid sheets with proposed selected contractors highlighted.

2.7.5.10 A CONSTRUCTION MANAGER's Subcontractors and Suppliers Chart. The CONSTRUCTION MANAGER's Subcontractors and Suppliers Chart shall list by name and general Project responsibility each subcontractor and supplier who will be utilized by the CONSTRUCTION MANAGER to provide goods or services for the Project. Prior to the execution of **Appendix "I"**, the OWNER shall have the right to reject any proposed Subcontractor or Supplier. During the course of the Work, the CONSTRUCTION MANAGER shall promptly inform the OWNER in writing of any proposed replacements, the reasons for the replacements, and the name(s) and qualification(s) of proposed replacement(s). The OWNER shall have the right to reject any proposed replacement for good cause.

2.7.5.11 A CONSTRUCTION MANAGER's Personnel Chart for Construction. The CONSTRUCTION MANAGER's Personnel Chart for Construction shall list by name, job category, and responsibility the CONSTRUCTION MANAGER's primary employees who will perform those services. Prior to the execution of **Appendix "I"**, the OWNER shall have the right to reject any proposed employee. During the course of the Work, the CONSTRUCTION MANAGER shall promptly inform the OWNER in writing of any proposed replacements, the reasons for replacements, and the name(s) and qualification(s) of proposed replacement(s). The OWNER shall have the right to reject any proposed replacement for good cause.

2.7.5.12 Plans, drawings, and specifications specific to the GMP.

2.7.5.13 Any supporting documentation referenced in the GMP.

2.8. Execution of Appendix "I".

2.8.1 If the GMP proposal is not accepted by the OWNER, the OWNER shall promptly notify the CONSTRUCTION MANAGER in writing. Within fourteen (14) calendar days of such notification, the OWNER, Professional(s), and the CONSTRUCTION MANAGER shall meet to discuss and resolve any differences, inconsistencies, or misunderstandings and to negotiate recommended adjustments to the Work and/or the GMP. If the parties are unable or unwilling to agree on a negotiated variant, the OWNER shall hire an independent cost estimator to verify the GMP amount. If the independent estimate shows that the GMP should be within five percent (5%) of the project budget, the County may terminate this Contract at no cost, except for paying the General Contractor the required Preconstruction

Services Fee. If the independent estimate shows that the GMP exceeds the project budget by more than five percent (5%), then the Professional shall revise the plans to bring the GMP within the project budget.

2.8.2 The OWNER may, at its sole discretion and based upon its sole judgment: (i) accept a GMP proposal; (ii) reject a GMP proposal; (iii) terminate the Project; or (iv) proceed to construct the Project using a party or parties other than the CONSTRUCTION MANAGER.

2.8.3 If the OWNER rejects a GMP proposal within budget, neither party shall have any further obligation pursuant to this Agreement for Construction Management, except the duty to pay for Preconstruction services.

2.8.4 If the OWNER accepts the GMP, the GMP provided by the CONSTRUCTION MANAGER pursuant to Paragraph 2.7.4 above shall be inserted into **Appendix "I"**. The deliverables described in this Article 2 shall be incorporated into **Appendix "I"** as follows:

(i) **Exhibit "1" to Appendix "I"** shall consist of the Drawings, Specifications, and addenda provided by the Professional upon which the CONSTRUCTION MANAGER based the GMP.

(ii) **Exhibit "2" to Appendix "I"** shall consist of the Construction Schedule provided by the CONSTRUCTION MANAGER pursuant to Paragraph 2.6 above.

(iii) **Exhibit "3" to Appendix "I"** shall consist of the CONSTRUCTION MANAGER's Construction Project Team provided by the CONSTRUCTION MANAGER pursuant to Paragraph 2.7.5.11 above.

(iv) **Exhibit "4" to Appendix "I"** shall consist of the Schedule of Values provided by the CONSTRUCTION MANAGER pursuant to Paragraph 2.7.5.5 above.

(v) **Exhibit "5" to Appendix "I"** shall consist of the Schedule of Unit Prices provided by the CONSTRUCTION MANAGER pursuant to Paragraph 2.7.5.5 above.

(vi) **Exhibit "6" to Appendix "I"** shall consist of the CONSTRUCTION MANAGER's Subcontractors and Suppliers Chart provided by the CONSTRUCTION MANAGER pursuant to Paragraph 2.7.5.10 above.

(vii) **Exhibit 7 to Appendix "I"** shall consist of the Qualifications and Assumptions as required by Paragraph 2.7.5.6 above.

(viii) **Exhibit 8 to Appendix "I"** shall consists of the Schedule of Allowances.

2.8.5 If the OWNER accepts the GMP, the CONSTRUCTION MANAGER shall execute **Appendix "I,"** incorporating the deliverables described above. The

CONSTRUCTION MANAGER agrees that there is sufficient consideration in the Agreement for the CONSTRUCTION MANAGER's obligation to execute **Appendix "I"** as provided herein.

2.8.6 The OWNER's determination of whether or not to accept the CONSTRUCTION MANAGER's deliverables hereunder and whether or not to execute **Appendix "I"** is at the OWNER's sole, absolute and exclusive discretion. In determining whether to accept the CONSTRUCTION MANAGER's GMP or other terms of **Appendix "I"**, and whether or not to execute **Appendix "I"**, the OWNER may consider any and all criteria, which, in its sole, absolute and exclusive discretion, it undertakes to consider. The deliverables produced pursuant to Article 2 hereof are the property of the OWNER and can be used by the OWNER for any purpose, including, without limitation, incorporation into future bidding or proposal documents for the Project. Any such decisions, including, without limitation, any decision to construct or not construct the proposed Project, to bid or negotiate the Project in any particular manner, to engage or not engage the CONSTRUCTION MANAGER in any capacity with respect to the construction of the Project, shall be at the OWNER's sole, absolute, and exclusive discretion.

2.8.7 The OWNER shall thereafter issue a written notice to the CONSTRUCTION MANAGER ("Notice to Proceed") establishing the date construction is to commence (the "Commencement Date"). The CONSTRUCTION MANAGER shall not expend any monies for construction prior to receipt of such Notice to Proceed without the written approval of the OWNER.

2.9 Price Guarantees.

2.9.1. Upon execution of **Appendix "I",** the CONSTRUCTION MANAGER guarantees that the Construction Price shall not exceed the GMP, as adjusted hereunder for changes. All costs or expenses that would cause the Construction Price to exceed the GMP shall be borne by the CONSTRUCTION MANAGER unless adjusted by change order. The actual cost of the Work shall be documented by the CONSTRUCTION MANAGER as compared to the agreed-upon Guarantee Maximum Price. This information shall be reported quarterly to the OWNER. Upon completion of the Work, if the total cost of the Work is less than the final GMP (taking into account any adjustments made during the term of the Agreement), the OWNER shall be entitled to 100% of the savings.

2.9.2 Upon execution of **Appendix "I"**, the CONSTRUCTION MANAGER guarantees that the General Conditions Cost shall not exceed the agreed-upon General Conditions amount. Any costs or expenses that would cause the General Conditions Cost to exceed this amount shall be borne by the CONSTRUCTION MANAGER unless adjusted by change order.

2.10 Other Provisions Relating to Pre-Construction Services

2.10.1 The CONSTRUCTION MANAGER shall exercise its best skill and judgment in discharging its responsibilities as a pre-construction consultant throughout the performance of its obligations under this Agreement.

2.10.2 The CONSTRUCTION MANAGER agrees that its scope hereunder includes generating subcontractor and vendor interest in the Project, including, without limitation, interest in providing prices for the Project and performing the Work.

2.10.3 The CONSTRUCTION MANAGER represents to the OWNER that it has the experience and skill to perform the Work required under this Agreement and will perform the Work in accordance with the terms of this Agreement and all applicable federal, state, county, city laws, statutes, regulations, codes, ordinances and orders, as well as those of any other governing bodies having jurisdiction over the Project and pursuant to applicable industry standards.

2.10.4 If during the term of this Agreement, the OWNER directs any portion or all of the CONSTRUCTION MANAGER's Work, or if OWNER requests that CONSTRUCTION MANAGER perform a Scope Change, that CONSTRUCTION MANAGER believes is improper or made in error, the CONSTRUCTION MANAGER shall promptly notify OWNER in writing of its position.

2.10.5 Each of the activities above shall be performed only when authorized by the OWNER and at the OWNER's request. The CONSTRUCTION MANAGER shall not undertake to direct or instruct the Professional or other consultants to the OWNER without the express written authorization from the OWNER.

2.10.6 The CONSTRUCTION MANAGER shall not contract with any subconsultants or other independent construction managers to perform any of the services under this Agreement without the prior written approval of OWNER. The OWNER reserves the right to review and approve/reject any and all personnel who will perform work under this Agreement.

2.10.7 The OWNER may, from time-to-time, request that the CONSTRUCTION MANAGER arrange for the services of subconsultants or third parties to assist CONSTRUCTION MANAGER in its Work. In that event, the CONSTRUCTION MANAGER shall request, and OWNER shall provide, written authorization for the retention of the services of others. All costs to the CONSTRUCTION MANAGER for those requested services will be paid by the OWNER along with the CONSTRUCTION MANAGER fee. In no event shall the CONSTRUCTION MANAGER employ subconsultants or third parties pursuant to this provision without the prior written authorization of the OWNER.

2.10.8 The deliverables described in this Article, shall be incorporated into the **Appendix "I"**, as described in Paragraph 2.8.4 hereof. The determination of whether or not to accept the CONSTRUCTION MANAGER's deliverables under this Agreement, which, if any, of those deliverables hereunder, which, if any of those deliverables to incorporate into **Appendix "I"** and whether or not to execute **Appendix "I"** is in the sole, absolute and exclusive discretion of the OWNER. In determining whether or not to accept the CONSTRUCTION MANAGER's Guaranteed Maximum Price or other terms of **Appendix "I"** and whether or not to execute **Appendix "I"** the OWNER may consider any and all criteria, which, in its sole, absolute and exclusive discretion, it undertakes to consider.

2.10.9 Compensation for the Services and Work described in this Article 2, shall be paid for as set forth in Chapter 1, Article 4, relating to compensation. This Compensation is acknowledged by the CONSTRUCTION MANAGER as sufficient consideration for the services, obligations, and liabilities described herein. Prior to the OWNER's acceptance of the CONSTRUCTION MANAGER's Guaranteed Maximum Price proposal and issuance of a Notice to Proceed, the CONSTRUCTION MANAGER shall not incur any cost to be reimbursed as part of the Cost of the Work, except as the OWNER may specifically authorize in writing.

ARTICLE 3
CONSTRUCTION SERVICES

3.1 Bidding and Negotiation.

3.1.1 With the Professional's assistance, the CONSTRUCTION MANAGER shall prepare and assemble document packets for use in bidding or negotiating the Subcontracts Cost. Any and all costs for plans, specifications, or other items needed to obtain such bids/proposals shall be the responsibility of the CONSTRUCTION MANAGER. These costs shall be considered part of the Management Fee.

3.1.2 The CONSTRUCTION MANAGER shall develop subcontractor and supplier interest for each division of the Work and shall pre-qualify proposed subcontractors using a pre- qualification form approved by the OWNER and Professional.

3.1.3 The CONSTRUCTION MANAGER shall:

(i) Submit to the Professional and OWNER the proposed list of subcontractors and review and evaluate information received from the Professional regarding proposed subcontractors; and

(ii) Evaluate the technical competence of all pre-qualified subcontractors.

3.1.4 The CONSTRUCTION MANAGER shall negotiate or competitively bid each trade category only by invitation to a minimum of five (5) pre-qualified subcontractors. In the event a subcontractor does not meet a pre-qualification requirement, the CONSTRUCTION MANAGER in its best judgment and with the OWNER's prior approval, may still allow the subcontractor to bid.

3.1.5 The CONSTRUCTION MANAGER shall notify the OWNER in writing in advance of all bid related meetings to include pre-bid meetings, and bid/proposal openings. The CONSTRUCTION MANAGER shall conduct private bid openings in the presence of the OWNER's Representative. The CONSTRUCTION MANAGER shall communicate bid results only to the OWNER and Professional, and to no other persons or entities.

3.1.6 The CONSTRUCTION MANAGER shall, for each subcontract, trade or bid division:

(i) Determine the final bid amounts;

(ii) Develop, with the participation of Seminole County Department of Resource Management, Purchasing and Contracts Division, the selection criteria for determining the bid/proposal that provides the best value to the OWNER;

(iii) Prepare and furnish to the OWNER a bid tabulation which includes by subcontract, trade and/or bid division, the applicable final GMP estimate and the related final bid amount;

(iv) Identify to the OWNER in writing the subcontractors to whom the CONSTRUCTION MANAGER recommends awarding subcontracts; and

(v) Award and enter into a subcontract between itself and each subcontractor which it has recommended unless otherwise notified by the OWNER. If the GMP has been set before bidding, then the CONSTRUCTION MANAGER will receive an equitable adjustment to the GMP and schedule if the OWNER, for good cause, rejects a proposed subcontractor or supplier, requiring the CONSTRUCTION MANAGER to contract with a more costly subcontractor or supplier.

3.2 Construction Supervision.

3.2.1 Commencing with the award of the first subcontract and terminating on the Date of Final Completion, the CONSTRUCTION MANAGER shall provide the services described in this subsection.

3.2.2 The CONSTRUCTION MANAGER shall act as the OWNER's construction representative throughout the construction, advising and consulting with the OWNER and the Professional(s), and administering the Construction Documents. The CONSTRUCTION MANAGER shall hold weekly progress meetings with the OWNER, Professional(s) and trade contractors to ensure effective advisement, coordination, and consultation.

3.2.3 The CONSTRUCTION MANAGER shall supervise and direct the Work at the Site. The CONSTRUCTION MANAGER shall, at a minimum, staff the Project Site with personnel who shall:

(i) Supervise and coordinate the CONSTRUCTION MANAGER's personnel and serve as its primary liaison with the OWNER and the OWNER's Consultants;

(ii) Coordinate trade contractors and suppliers, and supervise Site construction management services;

(iii) Be knowledgeable about all trade divisions and trade contractors' scopes of Work, all applicable building codes, the Construction Documents, and this Agreement for Construction Management;

(iv) Review shop drawings and materials delivered to the Site, regularly review the Work to determine its compliance with the Construction Documents and this Agreement for Construction Management, and regularly confer with, the appropriate OWNER's consultants to assure acceptable levels of quality; and prepare and maintain Project records, process documents, and staff the Site field office.

3.2.4 The CONSTRUCTION MANAGER shall promptly reject any Work which does not conform to the Construction Documents or does not comply with any applicable laws, statutes, building codes, rules or regulations of any public authority or agency. The CONSTRUCTION MANAGER shall immediately notify the Professional(s) and the OWNER in writing upon rejecting any Work.

3.2.5 The CONSTRUCTION MANAGER shall comply with and cause its subcontractors and suppliers to comply with the Project Construction Schedule and applicable subschedules. The CONSTRUCTION MANAGER shall obtain and review schedules from subcontractors and suppliers, coordinate subschedules with the Construction Schedule, and enforce compliance with all applicable schedules to ensure timely completion of the Work. If at any time a Project is delayed, the CONSTRUCTION MANAGER shall immediately notify the OWNER of the probable cause(s) and possible alternatives and recommend "recovery schedules" to allow for completion of the CONSTRUCTION MANAGER's work in accordance with the Contract Time.

3.2.6 The Professional will visit the Project Site at intervals appropriate to the construction stage and with sufficient frequency to assess the progress and quality of the Work. The CONSTRUCTION MANAGER shall request additional Site visits from the Professional as needed to attend meetings, inspect the Work, and provide necessary interpretations for proper execution of the Work. The Professional's interpretations and decisions concerning the Construction Documents and the Work shall be final.

3.3 **CONSTRUCTION MANAGER's On-Site Facilities.** Commencing at the Date of Commencement and terminating on the Date of Final Completion, the CONSTRUCTION MANAGER shall provide a Site field office and toilet facilities at the Project Site.

3.3.1 The field office facilities shall be large enough to accommodate required meetings and shall include office furnishings and equipment such as desks, telephones, computers, copiers and other similar office equipment.

3.3.2 The CONSTRUCTION MANAGER shall maintain in the Site field office, on a current basis, all necessary Construction Documents, schedules, shop drawings, product data, samples, purchase orders, maintenance manuals and instructions, daily logs, correspondence, memoranda, and all other Project-related documents.

3.3.3 The CONSTRUCTION MANAGER shall provide temporary toilets at the Site for all workers for the duration of the construction period.

3.4 **Additional or Modified Required Services.** Additional or modified required services, if any, included in Construction Service are listed in **Appendix "I"** and incorporated by reference.

ARTICLE 4 EXTRA SERVICES

4.1 **Initiation of Extra Services.** The CONSTRUCTION MANAGER shall provide such Extra Services as are initiated and authorized in writing by the OWNER prior to performance. The services described in this Article 4 are not included in Required Services unless identified as an "Additional Required Service or Modified Required Service."

4.2 **Definition of Extra Services.** Extra services include, but are not limited to:

4.2.1 Services performed after the Date of Final Completion, except when required as Basic Services.

4.2.2 Services for preparation for and attendance at deposition, discovery or court or other dispute resolution proceedings on behalf of the OWNER, except when such proceedings involve issues of fault, neglect or alleged liability of the CONSTRUCTION MANAGER, or its agents, employees, or consultants.

4.2.3 Other services not included in CONSTRUCTION MANAGER's Required Services mutually agreed to by the OWNER and the CONSTRUCTION MANAGER in writing.

4.3 **Payment for Extra Services.** Payment of the CONSTRUCTION MANAGER for Extra Services shall be in accordance with the agreement of the Parties when such services are requested.

4.4 The CONSTRUCTION MANAGER shall use the OWNER's recommended software to manage the project and keep its history for future reference. The software to be used for this Project shall be determined by the OWNER after the award of the Agreement and communicated to the CONSTRUCTION MANAGER in writing.

CHAPTER 3
GENERAL TERMS AND CONDITIONS

ARTICLE 1
PROJECT DOCUMENTATION

1.1 **Additional Sets of Documents.** Any additional copies of the Construction Documents required by the CONSTRUCTION MANAGER for executing the Work shall be reproduced by the CONSTRUCTION MANAGER from the set provided by the OWNER at no cost to the OWNER.

1.2 **Electronic Media.** Unless otherwise specified in this Agreement, the CONSTRUCTION MANAGER may request that the Construction Documents required for the Work be provided in an electronic format. If available, the CONSTRUCTION MANAGER will receive one set of the requested documents in electronic media. Any additional electronic copies required by the CONSTRUCTION MANAGER for executing the Work shall be made by the CONSTRUCTION MANAGER

1.3 **Minimum Requirements.** The requirements established by the Construction Documents shall be considered the accepted standard in all cases.

1.4 **OWNER Disclaimer of Warranty.** The OWNER has requested that its Professional(s) to prepare comprehensive, accurate, coordinated, and adequate documents for the Project, including plans and specifications, suitable for bidding, negotiating and constructing the Work. While the CONSTRUCTION MANAGER will use its best skill and provide Preconstruction Services as outlined in this and other Chapters, OWNER makes no representation or warranty of any nature regarding the completed Construction Documents. The CONSTRUCTION MANAGER hereby acknowledges that it has not relied on any representations or warranties by the OWNER concerning these documents. The CONSTRUCTION MANAGER will review the Construction Documents and identify in writing all errors or omissions that it discovers, before establishing the GMP. The GMP Proposal will identify the assumptions or provide exclusions or clarifications on all identified errors or omissions. Notwithstanding the foregoing, OWNER agrees that the CONSTRUCTION MANAGER's GMP otherwise does not include costs for errors or omissions in the Construction Documents provided by the OWNER, and that, subject to the limitations in this Chapter 3, Article 2, Section 2.1 the CONSTRUCTION MANAGER may request a change order for additional costs and/or time incurred as a result of any such errors or omissions.

1.5 **Conflicts in Documents.** In the event of any conflict, discrepancy, or inconsistency among the documents comprising this Agreement, the following shall control:

1.5.1 As between figures given on plans and scaled measurements, the figures shall govern;

1.5.2 As between large-scale plans and small-scale plans, the large-scale plans shall govern;

1.5.3 As between plans and specifications, the requirements of the specifications shall govern;

1.5.4 As between **Appendix "I"**, and this Agreement, and the plans, specifications, general conditions or general requirements, **Appendix "I"** governs, followed by this Agreement and its attachments.

1.5.5 However, if there is a discrepancy among the plans and specifications provided by the OWNER, the more stringent requirement, shall take precedence, unless otherwise directed by OWNER, regardless of which document contains it.

1.6 **Shop Drawings and Submittals.** Shop drawings and other submittals from the CONSTRUCTION MANAGER or its subcontractors and suppliers do not constitute a part of this Agreement for Construction Management but are Construction Documents after approval by the OWNER or Professional.

1.7 **Contract Changes.** The CONSTRUCTION MANAGER understands and agrees that this Agreement for Construction Management cannot be changed except as provided herein. No act, omission, or course of dealing by the parties shall alter the requirement that modifications of this Agreement for Construction Management can be accomplished only by written documents signed by the parties.

ARTICLE 2
CONSTRUCTION MANAGER'S REVIEWS AND EVALUATIONS

2.1 **Sufficiency of Construction Documents and Drawings.** The CONSTRUCTION MANAGER acknowledges its ongoing duty to review and evaluate the Construction Documents throughout the performance of its services. The CONSTRUCTION MANAGER shall immediately notify the OWNER and the Professional(s) of any: (i) problems, conflicts, defects, deficiencies, inconsistencies, or omissions it discovers in or between the Construction Documents; and (ii) variances between the Construction Documents and applicable laws, statutes, building codes, rules and regulations.

2.1.1 If the CONSTRUCTION MANAGER performs any Work which it knows or reasonably should have known involves (i) a recognized problem, conflict, defect, deficiency, inconsistency, or omission in the Construction Documents; or (ii) a variance between the Construction Documents and requirements of applicable laws, statutes, building codes, rules and regulations (but only if CONSTRUCTION MANAGER knew of such variance) without notifying the Professional(s) and prior to receiving written authorization from the appropriate Professional(s) to proceed, the CONSTRUCTION MANAGER shall be responsible for the consequences of such performance.

2.1.2 Drawings are generally drawn to scale; however, the figured dimensions or notes on the drawings shall govern. Before ordering any materials or doing any Work, the CONSTRUCTION MANAGER and subcontractors shall make reasonable efforts, consistent with the schedule, to verify all measurements at the Site and shall be responsible for the correctness of same. Discrepancies discovered shall be reported in writing to the Professional prior to proceeding with the Work. No extra charge or compensation will be considered due to differences between actual

measurements and dimensions indicated on drawings, if such differences do not result in a change in the scope of Work, or if the Professional failed to receive written notice from CONSTRUCTION MANAGER, despite knowledge of the discrepancy, before the Work was performed.

2.1.3 If the CONSTRUCTION MANAGER believes that additional time or cost is required due to clarifications or instructions from the Professional resulting from a conflict in the Construction Documents, the CONSTRUCTION MANAGER shall make claims as provided for in Chapter 3, Article 3, Section 25.8. If the CONSTRUCTION MANAGER fails to comply with Chapter 3, Article 2, Section 2.1.1 or 2.1.2, the CONSTRUCTION MANAGER shall pay such costs and damages to the OWNER as would have been avoided if the CONSTRUCTION MANAGER had complied. The CONSTRUCTION MANAGER will not be liable to the OWNER or Professional for damages resulting from errors, inconsistencies, or omissions in the Construction Documents, or for differences between field measurements or conditions and the Construction Documents, unless the CONSTRUCTION MANAGER recognized such error, inconsistency, omission or difference and knowingly failed to report it to the Professional and the OWNER.

2.2 **Sufficiency of Site.** Prior to signing this Agreement for Construction Management, the CONSTRUCTION MANAGER has:

2.2.1 Visited the Site and become familiar with observable local conditions under which the Project is to be constructed and operated;

2.2.2 Reviewed and familiarized itself with the Site survey and any existing structures on the Site, and reviewed all other information provided by OWNER and necessary for a full understanding of the Work. OWNER will provide all hazmat and subsurface reports and test results, and all as-builts for existing facilities, utilities, and infrastructure;

2.2.3 Without limitation, the CONSTRUCTION MANAGER shall ascertain the location of all existing utilities prior to beginning new and alteration work, shall verify locations of utility lines shown on drawings and shall locate and mark each utility prior to start of construction. Any damage caused to any utility as a result of work on this Project shall be promptly repaired or replaced at the sole expense of the Contractor, and no additional money will be paid by the OWNER; and

2.2.4 In addition, if the Work involves modifications to or remodeling of an existing structures or other man-made feature(s) on the Site, the CONSTRUCTION MANAGER has also:

(i) Reviewed available as-built and record drawings, plans and specifications; and

(ii) Observed structure(s) and man-made feature(s) to be modified or remodeled to the best of CONSTRUCTION MANAGER's ability, prior to submission of the GMP Proposal.

Claims resulting from the CONSTRUCTION MANAGER's failure to familiarize itself as required in this paragraph with the Site or pertinent documents shall be deemed waived.

ARTICLE 3
CONSTRUCTION MANAGER'S DUTIES, OBLIGATIONS, AND RESPONSIBILITIES

3.1 **Execution of Work.** The CONSTRUCTION MANAGER shall diligently execute and fulfill its obligations under this Agreement for Construction Management, employing its utmost skill and attention. The CONSTRUCTION MANAGER covenants with the OWNER to provide management, supervision, coordination, labor, and services: (i) that complete the Work expeditiously, economically, and in a manner most aligned with the OWNER's interest and objections; (ii) that adhere to the Construction Documents and this Agreement; and (iii) that conform to the highest standards currently practiced by individuals and entities undertaking projects of similar scope, complexity, and cost.

3.1.1 The CONSTRUCTION MANAGER may not be required to provide professional services which constitute the practice of landscape architecture, architecture or engineering.

3.1.2. All services provided by the CONSTRUCTION MANAGER for the Project shall be performed by or under the immediate supervision of individuals with expertise in the relevant discipline, unless such services are specifically required by the Construction Documents or are necessary to fulfilling the CONSTRUCTION MANAGER's responsibilities regarding construction means, methods, techniques, sequences, and procedures. The CONSTRUCTION MANAGER shall not provide professional services in violation of law. If professional design services or certifications by a design professional related to systems, materials, or equipment are specifically required by the Construction Documents, the OWNER and Professional shall specify all performance and design criteria that such services must satisfy. The CONSTRUCTION MANAGER shall ensure such services or certifications are furnished by a duly licensed design professional, whose signature and seal shall appear on the drawings, calculations, specifications, certifications, shop drawings and other submittals prepared by such professional. Shop drawings and other submittals related to the Work designed or certified by such professional, if prepared by others, shall bear such professional's written approval when submitted to the Professional. The OWNER and the Professional shall be entitled to rely upon the adequacy, accuracy and completeness of the services, certifications or approvals performed by such design professionals, provided the OWNER and the Professional have specified to the CONSTRUCTION MANAGER all performance and design criteria that such services must satisfy. The Professional shall review, approve, or take other appropriate action on submittals only for the limited purpose of checking for conformance with information given and the design concept expressed in the Construction Documents. The CONSTRUCTION MANAGER shall not be responsible for the adequacy of the performance or design criteria required by the Construction Documents.

3.1.3 The CONSTRUCTION MANAGER shall, in the course of providing the Work, cooperate and communicate with the OWNER and all other persons or entities as required for satisfactory completion of the Project.

3.1.4 The CONSTRUCTION MANAGER shall not damage, endanger, compromise, or destroy any part of the Project or the Site, except as required by the Construction Documents, including by way of example and not limitation, work being performed by others on the Site, monuments, stakes, benchmarks and other survey points, utility services, and existing features or structures on the Site. Subject to the provisions of the Agreement concerning Builder's Risk insurance, and the terms of **Appendix "I"**, should the CONSTRUCTION MANAGER or their sub-contractors and/or suppliers damage, compromise or destroy any part of the Project or the Site, the CONSTRUCTION MANAGER shall be fully and exclusively responsible for and bear all associated costs.

3.2 **Compliance with Governmental Requirements.** The CONSTRUCTION MANAGER shall:

3.2.1 Comply with all applicable laws, statutes, building codes, rules, regulations, and lawful orders of all governmental, public and quasi-public authorities and agencies having jurisdiction over the Project, provided, however, that the CONSTRUCTION MANAGER is not responsible for ensuring that the Construction Documents comply with applicable codes or laws;

3.2.2 Prepare and file documents required to obtain, and shall obtain, all necessary approvals and permits, including any permit fees as identified in CONSTRUCTION MANAGER's GMP Proposal, such as building permit(s), from all governmental authorities having jurisdiction over the Work; and

3.3.3 Provide notices required of it by governmental authorities relating to the Project.

3.3 **Safety.** Safety shall be a primary concern of the CONSTRUCTION MANAGER at all times. The CONSTRUCTION MANAGER shall be responsible for and have control over the means, methods, techniques, sequences, and procedures for coordinating and constructing the Work, including Site safety, precautions, and programs. If the Contract Documents give specific instructions concerning construction means, methods, techniques, sequences or procedures, the CONSTRUCTION MANAGER shall evaluate the jobsite safety and shall be fully and solely responsible for the jobsite safety. If the CONSTRUCTION MANAGER determines that such means, methods, techniques, sequences, or procedures defined in the Contract Documents may not be safe, the CONSTRUCTION MANAGER shall give timely written notice to the OWNER and the Professional and shall not proceed with that portion of the Work. In such case, the CONSTRUCTION MANAGER shall provide written notice of an alternative approach that can be executed safely, under supervision of the CONSTRUCTION MANAGER.

3.4 **Concurrent Records.** The CONSTRUCTION MANAGER shall, concurrently with performance, maintain detailed records of activities on the Site.

3.5 **As-Built Drawings.** The CONSTRUCTION MANAGER shall maintain at the Site a copy of all drawings, specifications, addenda, approved shop drawings, change orders, submittals, and other modifications, ensuring they are in good order and accurately marked to reflect all changes occurring during construction. These as-built drawings shall be available at all times to the OWNER, the Professional(s), the OWNER's consultants, and quality control and testing agency personnel. The drawings shall be neatly and clearly marked in color to document all variations during construction, and the CONSTRUCTION MANAGER shall include necessary supplementary notes and details to clearly and accurately represent as-built construction. However, the as- built drawings shall be kept electronically and signed and sealed by the Professional, if requested by the OWNER.

3.6 **Bribes and Kickbacks.** The CONSTRUCTION MANAGER shall not by any means:

3.6.1 Induce any person or entity employed in the construction of the Project to relinquish any part of the compensation to which that person or entity is entitled;

3.6.2 Confer on any governmental, public, or quasi-public official with authority to influence the Project, any payment, loan, subscription, advance, deposit of money, services, or anything of value, present or promised;

3.6.3 Offer or accept any bribes or kickbacks in connection with the Project from or to any individual or entity, including any trade contractors, subcontractors, consultants, suppliers, or manufacturers of Project goods and materials; or

3.6.4 Without the express written permission of the OWNER, mandate or by exclusion require or recommend the use of any subcontractor, consultant, product, material, equipment, system, process, or procedure in which the CONSTRUCTION MANAGER has a direct or indirect proprietary or other pecuniary interest.

3.7 **Quality Control and Testing.** The CONSTRUCTION MANAGER shall establish and enforce a comprehensive quality management program to ensure superior construction quality. Unless otherwise specified in this Agreement for Construction Management, the OWNER shall select and compensate the quality control and testing agencies for the costs of specified tests and measures as required by the Construction Documents. The CONSTRUCTION MANAGER shall coordinate all tests and inspections, ensuring they are conducted in a manner that does not impede the Work's progress. No claims for time extensions or additional costs shall be permitted due to testing, retesting, inspection, re-inspection, or rejection of Work when defective or deficient Work is found.

3.8 **Incident Reporting.** The CONSTRUCTION MANAGER shall promptly notify the OWNER and Professional(s), both orally and in writing, of any incidents that may negatively impact the Work's quality or progress, including but not limited to union jurisdictional disputes, accidents, delays, damages to Work and other significant occurrences.

3.9 **Hazardous Substances.** The CONSTRUCTION MANAGER shall immediately notify the OWNER and the Professional(s), both orally and in writing, of the presence and location of any physical evidence of, or information regarding, environmental contamination on the Site (including but not limited to Hazardous Substances and petroleum releases) of which it

becomes, or reasonably should have become, aware. If the CONSTRUCTION MANAGER encounters environmental contamination (including but not limited to Hazardous Substances and petroleum releases), the CONSTRUCTION MANAGER shall (i) immediately cease Work or that portion of the Work affected by or affecting such contamination; (ii) secure the contaminated area against unauthorized access; (iii) not disturb or remove the contamination; (iv) not proceed, nor permit any subcontractor or supplier to proceed, with any activities in the contaminated area until directed by OWNER; and (v) undertake all necessary measures to protect life and health. The OWNER shall retain the services of a licensed Environmental Consultant to verify the presence or absence of the material or substance reported by the CONSTRUCTION MANAGER and, in the event such material or substance is found to be present, to verify that it has been rendered harmless. To the fullest extent permitted by Section 768.28, Florida Statutes, the OWNER shall indemnify and hold harmless the CONSTRUCTION MANAGER, and agents and employees of any of them from and against claims, damages, losses, and expenses, including but not limited to attorneys' fees, arising out of or resulting from performance of the Work in the affected area if in fact the material is asbestos or polychlorinated biphenyl (PCB) or other hazardous materials and has not be rendered harmless, provided that such claim, damage, loss or expense is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property (other than the Work itself) including loss of use resulting therefrom.

In the event of an accident, the CONSTRUCTION MANAGER shall prepare a detailed report of the incident. This report shall encompass all pertinent information, including the cause, corrective measures, preventive measures, along with photographic documentation and the results of all tests conducted subsequent to the incident.

3.10 **OWNER's Use of and Access to the Site.** The CONSTRUCTION MANAGER shall perform the Work so as not to unduly interrupt any operations of the OWNER on the Site. OWNER and CONSTRUCTION MANAGER shall coordinate any planned interruptions or closures.

3.10.1 The CONSTRUCTION MANAGER acknowledges that the OWNER may require access to or use of certain Site areas or Work before Substantial Completion is achieved by CONSTRUCTION MANAGER, and such access or use shall not signify or constitute the OWNER's acceptance of any Work.

3.10.2 The CONSTRUCTION MANAGER shall not enter any Owner-occupied Site area or Project unless first approved and scheduled by the OWNER. The CONSTRUCTION MANAGER understands and acknowledges that the OWNER may incur damages if the OWNER's operations on the Site are unduly interrupted or impaired as a result of the Work.

3.10.3 The CONSTRUCTION MANAGER shall provide reasonable access to the Site for the OWNER's own forces, and other consultants, trade contractors, subcontractors and suppliers, coordinating its construction and operations with theirs as required by the Construction Documents. All such personnel must adhere to CONSTRUCTION MANAGER's rules for the Site.

3.11 **Commissioning.** The CONSTRUCTION MANAGER shall work with the OWNER's Representative to schedule and coordinate the start-ups of all equipment and systems, as well as the commissioning of the Project.

3.11.1 The CONSTRUCTION MANAGER shall provide the OWNER with at least two (2) bound copies and one (1) electronic copy of the operation and maintenance manuals. These manuals shall include, but not be limited to, building system instruction manuals, building system warranties, and as built drawings/diagrams. The manuals must be delivered no less than thirty (30) calendar days before the Substantial Completion date to allow sufficient time for training before commissioning and the OWNER's occupancy of the Project.

3.11.2 The CONSTRUCTION MANAGER shall meet with the OWNER's personnel at least thirty (30) calendar days before the Substantial Completion date to facilitate and schedule training regarding the maintenance and operation of the Project. The appropriate Professional(s) will attend and assist with such familiarization and training.

3.12 **OWNER's Procedures and Review.** The OWNER has established specific procedures for the review and approval of plans, drawings, specifications, construction, and the quality of Work related to the Project. These procedures include reviews by the OWNER's personnel and agencies. The compensation provided herein anticipates and requires the CONSTRUCTION MANAGER's participation in these procedures. These procedures and committees are solely for the OWNER's use and benefit and do not confer any benefit on other parties including, the CONSTRUCTION MANAGER. These procedures do not modify, alter, or reduce the CONSTRUCTION MANAGER's standard of care under this Agreement or provide any defense or offset for issues related to its performance under the Agreement.

3.13 **Coordination of Work.** The CONSTRUCTION MANAGER recognizes that other contractor(s) may be engaged in work on or near the Project. The CONSTRUCTION MANAGER agrees to coordinate its activities with those of other contractor(s) to prevent interference with their work and to ensure that all prior work is completed and accepted before commencing its own Work as set forth herein.

ARTICLE 4
CONSTRUCTION MANAGER'S PERSONNEL, SUBCONTRACTORS,SUPPLIERS AND SITE FACILITIES

4.1 **Project Staffing**. The CONSTRUCTION MANAGER shall assign qualified and designated personnel and entities to fulfill its obligations and performance on the Project. The CONSTRUCTION MANAGER must submit a roster of project staff for the OWNER's review and approval. The OWNER reserves the right, at any time during the project, to request the substitution and/or removal of any personnel, with or without providing a reason.

4.1.1 The CONSTRUCTION MANAGER shall designate a representative (the "CONSTRUCTION MANAGER's Representative") to act as the primary communication liaison with the OWNER and the Professional(s).

4.1.2 The CONSTRUCTION MANAGER shall employ individuals skilled in their assigned tasks assigned and contract with subcontractors and suppliers skilled in their designated roles, ensuring harmonious collaboration with all trades, crafts, and personnel on the Project. The CONSTRUCTION MANAGER shall use its best efforts to minimize the likelihood of any strike, work stoppage or other labor disturbance.

4.1.3 The CONSTRUCTION MANAGER shall immediately remove from the Site, for the duration of the Project, any person making an inappropriate religious, racial, sexual, or ethnic comment, statement, or gesture toward any other individual.

4.1.4 The CONSTRUCTION MANAGER shall immediately remove from the Site, for the duration of the Project, any person who is incompetent, careless, or not working in harmony.

4.1.5 The CONSTRUCTION MANAGER shall be responsible to the OWNER for the actions and omissions of its agents and employees, consultants, subcontractors and suppliers.

4.1.6 The CONSTRUCTION MANAGER shall maintain a drug-free and alcohol-free work environment and job site.

4.2 **Subcontractor / Supplier Contracts.** The CONSTRUCTION MANAGER shall enter into written contracts with its subcontractors and suppliers, and those written contracts shall be consistent with this Agreement for Construction Management.

4.2.1 Prior to executing contracts, the CONSTRUCTION MANAGER shall provide each subcontractor and supplier with the relevant sections of this Agreement for Construction Management, including applicable portions of the Construction Documents to which the subcontractor or supplier will be bound. Each subcontractor and supplier must similarly provide their respective subcontractors and suppliers with these documents.

4.2.2 The CONSTRUCTION MANAGER shall include a provision in its contracts with subcontractors and suppliers acknowledging receipt and review of the applicable terms, conditions and requirements of this Agreement for Construction Management, and agreeing to comply with them.

4.2.3 The CONSTRUCTION MANAGER's contracts with subcontractors and suppliers shall preserve and protect OWNER's rights, ensuring compliance with the Construction Documents. Each subcontractor or supplier shall acknowledge that, in the event of the CONSTRUCTION MANAGER's default or persistent failure to enforce the subcontracts, the OWNER may exercise rights as a third-party beneficiary of the contract. The agreements must stipulate that, upon default or

termination of this Agreement for Construction Management and at the OWNER's request, the contracts will be assigned to OWNER.

4.3 **Resolution of Trade Disputes.** The CONSTRUCTION MANAGER shall promptly resolve claims, complaints, labor disputes and disputes over assignment of work tasks by and among its subcontractors and suppliers.

ARTICLE 5
GOODS, PRODUCTS, AND MATERIALS

5.1. **Quality of Materials.** The CONSTRUCTION MANAGER shall furnish goods, products, materials, equipment and systems which:

5.1.1 Comply with this Agreement for Construction Management;

5.1.2 Conform to applicable specifications, descriptions, instructions, drawings, data and samples;

5.1.3 Are new (unless otherwise specified or permitted) and without apparent damage;

5.1.4 Are of quality, strength, durability, capacity or appearance equal to or higher than that required by the Construction Documents;

5.1.5 Are merchantable;

5.1.6 Are free from defects; and

5.1.7 Are beyond and in addition to those required by manufacturers' or suppliers' specifications where such additional items are required by the Construction Documents.

5.2 **Installation and Use of Materials.** All goods, products, materials, equipment and systems named or described in the Construction Documents, and all others furnished as approved equals, shall be furnished, used, installed, employed, and protected in strict compliance with the manufacturer's or supplier's specifications, recommendations, and instructions, unless these deviate from accepted construction practices or the Construction Documents. In such cases, the CONSTRUCTION MANAGER shall inform the OWNER and the appropriate Professional and proceed as directed by that Professional unless otherwise instructed by the OWNER. The CONSTRUCTION MANAGER shall coordinate all trade contracts and subcontracts to ensure compatibility of goods, products, materials, equipment and systems, and the validity of all warranties and guarantees, required by the Construction Documents.

5.3 **Unsuitable Materials.** The CONSTRUCTION MANAGER shall inform the OWNER of goods, products, materials, equipment or systems which the CONSTRUCTION MANAGER knows are unsuitable or unavailable at the time of bid submission. Claims regarding unsuitability or unavailability will not be entertained unless the CONSTRUCTION MANAGER, subcontractor, or supplier provided written notice to the OWNER at the time

of bid submission, along with proposed alternatives of equal or better quality with commensurate warranties, unless such issues arose post-submission. Approval by the OWNER and a Professional of substitute goods, products, materials, equipment or systems does not imply final acceptance if such items should be defective or misrepresented. Should the CONSTRUCTION MANAGER furnish any approved goods, products, materials, equipment or systems different from those specified in the Construction Documents, requiring additional materials or installation procedures, these shall be provided at no additional cost to the OWNER.

5.4 **Security for the Project.** The CONSTRUCTION MANAGER shall implement comprehensive security measures to protect the Project, including but not limited to the Work in progress, and all goods, products, materials, equipment, systems, construction machinery, tools, devices, and other items used or intended for use in the Work, whether stored on or off-site the CONSTRUCTION MANAGER or its subcontractors, materialmen, or others under its supervision. The CONSTRUCTION MANAGER shall bear all costs associated with implementing and maintaining these security measures and shall be responsible for any loss or damage resulting from a failure to provide adequate security. The CONSTRUCTION MANAGER shall regularly review and update the security measures to address changing conditions and merging threats throughout the duration of the project.

5.5 **Payment for Materials.** Unless otherwise specified in this Agreement for Construction Management, payments shall be for materials and equipment delivered and suitably stored at the Site for subsequent incorporation into the Work. If approved in advance by the OWNER in writing, payment may also be made for materials and equipment suitably stored off-site at an agreed location. Payment for stored materials and equipment, whether on or off-site, is contingent upon the CONSTRUCTION MANAGER's compliance with procedures satisfactory to the OWNER to establish the OWNER's title to such materials and equipment or otherwise protect the OWNER's interest. This includes costs for applicable insurance, storage, and transportation to the Site for such materials and equipment stored off-site.

5.6 **Brand Name or Alternate.** Notwithstanding the foregoing, if a product or service has been identified in the specifications by brand name, such identification is intended to be descriptive and not restrictive and is to indicate the quality and characteristics of service that will be acceptable. Unless the CONSTRUCTION MANAGER clearly indicated in its bid that it was proposing an alternate product or service, the bid shall be considered as offering the same brand name referenced in the specifications; provided, however, that if the CONSTRUCTION MANAGER proposes to furnish an alternate product or service after this Agreement for Construction Management has been fully executed, or after **Appendix "I"** has been executed if applicable, the CONSTRUCTION MANAGER shall receive the written authorization from the Professional and OWNER prior to incorporating such alternate product or service into the Work. An alternate to the brand name product/material specified will only be considered if the product/material is not readily available to meet the Construction Schedule, or if there is a cost-benefit to the OWNER. Should the Professional/OWNER accept an alternate brand name product/material any additional costs shall be borne by the CONSTRUCTION MANAGER. Also, such alternate will require cost comparison evidence and if found to be less expensive than the brand

specified, the OWNER will be entitled to a credit for the cost difference including the apportioned General Conditions and Management Fee. For purposes of this paragraph, an alternate shall be defined as a product or material differing substantially in quality and characteristics from the product or material set forth in the Contract Documents. If the Contract Documents specify an "or equal" product or material, an equal is defined as a product or material with the same quality or characteristics as that specified but differing in brand name.

ARTICLE 6
ARTICLES DOCUMENTS AND INFORMATION

6.1 **Information from OWNER.** If applicable, the OWNER shall provide the CONSTRUCTION MANAGER with information reasonably necessary to assist the CONSTRUCTION MANAGER in performing its services including but not limited to:

6.1.1 The Site legal description and any required survey;

6.1.2 All written and tangible material in its possession concerning Site conditions below ground, and in unobservable areas of existing structures;

6.1.3 If the Project involves an existing structure, all available as-built drawings, record drawings, plans, specifications, and structure system information with respect to such structure; and

6.1.4 The OWNER's pertinent Project dates and key milestone dates.

6.2 **Resolution of Questions.** The CONSTRUCTION MANAGER shall resolve all questions concerning the Construction Documents with the Professional who has prepared the documents by properly submitting a Request for Information (RFI).

6.3 **Processing of Documents.** When requested to do so by the OWNER, the CONSTRUCTION MANAGER shall process documents and provide other reasonably required drawings, services, and certifications necessary to enable the OWNER to (i) obtain financing or insurance for the Project; (ii) obtain approvals, permits, and Certificates of Occupancy for the Project not otherwise required to be obtained by CONSTRUCTION MANAGER; and (iii) represent that the Work complies with requirements of governmental agencies having jurisdiction over the Project.

6.4 **Sufficiency of OWNER Information.** The furnishing of information by the OWNER to the CONSTRUCTION MANAGER shall not relieve the CONSTRUCTION MANAGER of its obligations under this Agreement to assess and evaluate the information and documents provided. The CONSTRUCTION MANAGER shall diligently review all information and promptly notify the OWNER in writing if any additional information or services are necessary for the CONSTRUCTION MANAGER to effectively perform the Work. The CONSTRUCTION MANAGER is responsible for identifying and requesting any such additional information or services in a timely manner to prevent delays in the Project.

ARTICLE 7
SUBMITTALS

7.1 **Submittal Schedule.** The CONSTRUCTION MANAGER shall timely prepare and transmit to the designated Professional a schedule for all anticipated submittals. The schedule shall (i) include submittals required by the specifications, (ii) be in a format acceptable to the Professional, and (iii) set forth specific dates for submission of the listed submittals. The CONSTRUCTION MANAGER shall review and approve all submittals prior to submission to the Professional.

7.2 **Processing of Submittals.** The CONSTRUCTION MANAGER shall, in a timely fashion review, approve if appropriate, and forward submittals to the Professional(s) for review and approval, along with such detail and information as the Professional requires. No part of the Work dealt with by a submittal shall be fabricated or performed until such approval has been given.

7.2.1 A Professional is responsible to the OWNER, but not to the CONSTRUCTION MANAGER, to verify that the submittals conform to the design concept and functional requirements of the plans and specifications, that the detailed design portrayed in shop drawings and proposed equipment and materials shown in submittals are of the quality specified and will function properly, and that the submittals comply with the Agreement for Construction Management.

7.2.2 The CONSTRUCTION MANAGER shall perform no portion of the Work for which the Contract Documents require submittal and review of shop drawings, product data, samples or similar submittals until the respective submittal has been approved by the Professional. The Work shall then be performed in accordance with the approved submittals except that the CONSTRUCTION MANAGER shall not be relieved of responsibility for deviations from requirements of the Contract Documents by the Professional's approval of shop drawings, product data, samples, or similar submittals unless the CONSTRUCTION MANAGER has specifically in writing informed the Professional of such deviation at the time of submittal and (i) the Professional has given written approval to the specific deviation as a minor change in the Work; or (ii) a change order or construction change directive has been issued authorizing the deviation. The CONSTRUCTION MANAGER shall not be relieved of responsibility for errors or omissions in shop drawings, product data, samples or similar submittals by the Professional's approval thereof.

7.3 The Professional shall review and approve, or otherwise appropriately act upon, the CONSTRUCTION MANAGER's submittals, such as shop drawings, product data, and samples, solely to verify conformance with the information given and the design concept expressed in the Contract Documents. The Professional shall perform this review with reasonable promptness to avoid delaying the Work or the activities of the OWNER, CONSTRUCTION MANAGER, or other contractors, while allowing sufficient time, as the Professional deems necessary, for thorough evaluation. The review of submittals is not intended to verify the accuracy of or completeness of details such as dimensions or quantities or to validate installation or performance instructions for equipment or systems, which remain the

CONSTRUCTION MANAGER's responsibility under the Contract Documents. The Professional's review does not relieve the CONSTRUCTION MANAGER of its obligations, nor does it signify approval of safety precautions or, unless specifically noted, any construction means, methods, techniques, sequences, or procedures. Approval of a specific item does not constitute approval of the entire assembly to which the item belongs.

7.4 By approving and submitting shop drawings, product data, samples, and similar submittals, the CONSTRUCTION MANAGER represents that the CONSTRUCTION MANAGER has determined and verified materials, field measurements, and field construction criteria related thereto, or will do so, and has checked and coordinated the information contained within such submittals with the requirements of the Work and of the Contract Documents.

ARTICLE 8
CONSTRUCTION MANAGER'S INSPECTION AND CORRECTION OF DEFECTIVE OR INCOMPLETE WORK

8.1 **Rejection and Correction of Work in Progress.** During the course of the Project, the CONSTRUCTION MANAGER shall inspect and promptly reject any Work (i) which does not conform to the Construction Documents; or (ii) which it discovers does not comply with any applicable law, statute, building code, rule, or regulation of any governmental, public and quasi-public authorities and agencies having jurisdiction over the Project.

8.1.1 The CONSTRUCTION MANAGER shall promptly correct or require the correction of all rejected Work, whether observed before or after Substantial Completion and whether fabricated, installed, or completed. The CONSTRUCTION MANAGER shall bear all costs of correcting such Work, including additional testing and inspections and compensation for all services and expenses necessitated by such correction, so long as the correction was due to an error or omission in the CONSTRUCTION MANAGER's Work.

8.1.2 The CONSTRUCTION MANAGER shall bear the cost of correcting destroyed or damaged Work, whether completed or partially completed, of the OWNER or other trade contractors or subcontractors caused by the CONSTRUCTION MANAGER's correction or removal of Work rejected due to an error in the CONSTRUCTION MANAGER's Work.

8.2 **Covered or Concealed Work.** If a portion of the Work has been covered, the CONSTRUCTION MANAGER shall, if notified to do so by the OWNER or a Professional, uncover the designated portion for observation and then replace it.

8.2.1 If the designated portion of the Work was covered contrary to the request of the OWNER or the Professional, inspection required by Authority Having Jurisdiction (AHJ) or to requirements specifically expressed in the Construction Documents, the CONSTRUCTION MANAGER shall receive no additional compensation for the costs of uncovering and replacement or modification of the Construction Schedule.

8.2.2 If the designated portion of the Work was covered prior to a specific request by the OWNER or the Professional that it remain uncovered, the CONSTRUCTION MANAGER shall receive additional compensation for the costs of uncovering and replacement or modification of the Construction Schedule(s) only if the designated portion of the Work was in conformance with the Construction Documents.

8.3 **Acceptance of Non-Conforming Work.** If the OWNER chooses to accept work that does not conform to the requirements of the Contract Documents, the OWNER may, at its sole discretion, accept such non-conforming work instead of requiring its removal and correction. In such cases, the Construction Price shall be equitably reduced to account for the diminished value of the non-conforming Work, as determined by the OWNER. This adjustment shall be made regardless of whether final payment has been issued or not. The OWNER also reserves the right to enforce any necessary corrections or adjustments even after acceptance, if it is later determined that the non-conforming Work adversely affects the project's overall quality or functionality.

ARTICLE 9
CHANGE ORDERS AND CHANGES TO THE WORK

9.1 **Change Order Requests.** Changes to the Work, compensation, or schedules may be requested by the OWNER, CONSTRUCTION MANAGER, or Professional after the execution of this Agreement, without invalidating the Agreement. The OWNER's Project Manager shall be responsible for preparing change orders and construction change directives unless otherwise specified. All Change Order requests must be submitted in writing and approved before the commencement of the Work subject to the Change Order, except as otherwise provided herein.

9.1.1 With respect to such requests for changes by the CONSTRUCTION MANAGER, the CONSTRUCTION MANAGER shall prepare and submit Change Order requests to the OWNER's Project Manager.

9.1.2 The CONSTRUCTION MANAGER shall promptly review and respond to Change Order requests submitted by OWNER or Professional.

9.1.3 When requested, the CONSTRUCTION MANAGER shall provide the OWNER's Project Manager and/or the Professional with drawings, specifications, or other relevant data in supporting a Change Order request.

9.1.4 Each Change Order shall clearly state the impact on both the construction schedule and the Contract Price. This impact assessment must include: (i) the time extension or reduction, if any, resulting from the change; and (ii) the additional cost or cost reduction associated the change. The Change Order shall address these impacts separately, but together with any other concurrent Change Orders or adjustments, to ensure an accurate and comprehensive adjustment to the overall project timeline and budget.

9.2 **OWNER-Directed Changes.** The OWNER may unilaterally direct the CONSTRUCTION MANAGER to implement changes in the Work, provided such

changes fall within the general scope of this Agreement. Upon receipt of written direction from the OWNER, the CONSTRUCTION MANAGER, shall promptly proceed with the directed changes.

9.3 **Professional-Directed Changes**. A Professional, with the OWNER's prior written approval, may direct the CONSTRUCTION MANAGER to make minor changes that are consistent with the intent of the Construction Documents and do not affect Project cost, construction time, scope, or approved design elements. Such minor changes shall be documented by written field orders and executed by the CONSTRUCTION MANAGER and OWNER.

9.4 **Administration of Changes.** The Professional will prepare all required technical documentation, including drawings and specifications, for minor changes, Change Order requests, and Change Orders. The OWNER's Project Manager will administer and manage the overall Change Order process, ensuring coordination among all parties and integration of changes into the project schedule and budget.

9.5 **Compensation for Changes.** With respect to all change order requests involving credit to the OWNER or additional compensation to the CONSTRUCTION MANAGER, the CONSTRUCTION MANAGER shall (i) obtain from subcontractors and suppliers the best possible price quotations; (ii) review such quotations to ascertain whether they are reasonable; (iii) prepare an itemized accounting together with appropriate supporting data, including reasonable expenditures by, and savings to, those performing the Work involved in the proposed change; and (iv) provide a reasonable price quotation to the Owner's Project Manager and Professional.

9.5.1 If price quotations for change order requests are determined to be unreasonable, the CONSTRUCTION MANAGER shall, in writing, justify said quotations or provide additional back-up materials. If after review of the additional information the OWNER's Project Manager and/or Professional determines the quotation is unreasonable, the OWNER may require the subject Work be performed on a time and material basis.

9.5.2 The CONSTRUCTION MANAGER and its subcontractors and suppliers shall be allowed no additional compensation for any costs, fees or expenses incurred in performing services already required by this Agreement and shall not be entitled to additional reimbursement for home office, other non-jobsite or indirect overhead expenses, but shall be paid for change order Work as allowed by other sections of this Agreement.

9.5.3 It is the responsibility of the CONSTRUCTION MANAGER to review and approve all pricing of additional work required of its subcontractors and suppliers.

9.5.4 Additional work which is not part of the Contract Documents, and which does not impact the critical path shall require an executed change order and is not entitled to an extension of time, but the CONSTRUCTION MANAGER shall be compensated as provided in Chapter 1, Article 4, Section 4.3.

9.5.5 Additional work which is not part of the Contract Documents, and which does impact the critical path shall require a change order and the CONSTRUCTION MANAGER is entitled to an extension of time and the CONSTRUCTION MANAGER shall be compensated as provided in Chapter 1, Article 4, Section 4.3. No other costs relating to the approved extension of time shall be permitted.

9.6 **Performance of Changes.** Upon receipt of a field order or fully executed change order, changes in the Work shall be promptly performed. All changes in the Work shall be performed under applicable conditions of the Construction Documents.

9.7 Disputes Regarding Changes.

9.7.1 Regardless of if there is a dispute (i) that a change has occurred; (ii) whether a change in the Work will result in adjustment of compensation or applicable schedules; or (iii) as to the amount of any adjustment of compensation or applicable schedules, the change shall be carried out if the OWNER so directs. No claim shall be prejudiced by performance of the Work so long as the OWNER is notified of the claim in writing prior to performance of the Work which is the subject of the dispute and the party disputing the decision of the OWNER recites the reasons for its dispute in the written notice. Failure to notify the OWNER in writing shall constitute a waiver of any claim resulting from the change.

9.7.2 In the event a change order request is approved by the OWNER in the absence of an agreement as to cost, time, or both, the appropriate Professional will (i) receive and maintain all documentation pertaining thereto; (ii) examine such documentation on the OWNER's behalf; (iii) take such other action as may be reasonably necessary or as the OWNER may request; and (iv) make a written recommendation to the OWNER concerning any appropriate adjustment in the Construction Price or time.

9.7.3 A Construction Change Directive is a written order prepared by the Professional and signed by the OWNER and the Professional, directing a change in the Work prior to agreement on any change in the Contract Price, time or both. The issuance of a Construction Change Directive does not invalidate the Agreement for Construction Management. A Construction Change Directive shall be used in the absence of agreement on the terms of a Change Order. If the Directive provides for a change in the Contract Price, the adjustment shall be based on one of the following:

(i) Mutual acceptance of a lump sum properly itemized and supported by sufficient substantiating data to permit evaluation;

(ii) Unit prices stated in the Contract Documents or subsequently agreed upon;

(iii) Cost to be determined in a manner agreed upon by the parties and a mutually acceptable fixed or percentage fee; or as set forth below.

9.7.4 The CONSTRUCTION MANAGER shall promptly proceed with the Work upon receipt of a Construction Change Directive and shall immediately advise the

Professional of any disagreement with the method of compensation set forth in the Directive.

9.7.5 The CONSTRUCTION MANAGER shall sign the Construction Change Directive if the CONSTRUCTION MANAGER agrees with the adjustment in the time or Contract Price. Upon signature, the Change Order Directive shall be effective as a Change Order.

9.7.6 If the CONSTRUCTION MANAGER does not respond promptly or disagrees with the method of adjustment, the method of adjustment shall be determined by the Professional on the basis of reasonable expenditures and savings of those performing the Work attributable to the change, include a reasonable allowance for overhead and profit on increases and decreases in scope. In such case, the CONSTRUCTION MANAGER shall keep and present to the Professional and the OWNER an itemized accounting together with appropriate supporting data. Unless otherwise specified herein, costs shall be limited to:

(i) Costs of labor, including social security, unemployment insurance, fringe benefits required by agreement or custom, and worker's compensation insurance directly attributable to the change;

(ii) Costs of materials, supplies and equipment, including the cost of transportation, whether incorporated or consumed directly attributable to the change;

(iii) Rental costs of machinery and equipment, exclusive of hand tools, whether rented from the CONSTRUCTION MANAGER or others directly attributable to the change;

(iv) Costs of premiums for all bonds and insurance, permit fees, and sales, use or similar taxes related to the Work directly attributable to the change.

9.7.7 The amount of credit to be allowed by the CONSTRUCTION MANAGER to the OWNER for a deletion or change which results in a net decrease in the Contract Price shall be the actual net cost as confirmed by the Professional. When there are both increases and decreases in the Work, the allowance for overhead and profit shall be figured on the basis of net increase, if any, of the change.

9.7.8 Pending the final determination of the total cost of the Change Directive, amounts not in dispute shall be included in future invoices for payment, accompanied by a fully executed Change Order. For costs in dispute, the Professional shall make an interim determination for purposes of monthly certification for payment for those costs. Either party may then submit a claim according to other provisions contained herein.

9.8 **Necessity for Signed Writing.** No act, omission or course of dealing shall alter the requirement that change orders shall be in writing and signed by the OWNER, and that change orders are the exclusive method for effecting any adjustment to compensation or applicable schedules. The CONSTRUCTION MANAGER understands and agrees, on

behalf of itself and its subcontractors and suppliers, that neither compensation nor applicable schedules can be changed by implication, oral agreement, or unwritten change order.

9.9 **Change Order as Final Agreement.** Agreement on any Change Order shall constitute a final settlement of all matters relating to the change in the Work, which is the subject of the Change Order, including but not limited to, all direct and indirect costs and general conditions associated with such change and any and all adjustments to the Contract Sum, Contract Time and the Construction Schedule. In the event a Change Order increases the Contract Sum, Contractor shall include the Work covered by such Change Orders in Applications for Payment as if such Work were originally part of the Contract Documents.

9.10 **Incorporated Language to Change Orders.** Each and every Change Order executed under this Agreement shall be interpreted to incorporate and include the following clause, whether or not such clause is specifically included or incorporated into the Change Order: "This Change Order represents a written modification between the parties to the Agreement and in based on the terms and conditions of that Agreement. This Change Order supersedes all prior negotiations, qualifications and terms for the changes in scope described in this Change Order and the Work contemplated is, except as noted otherwise specifically provided, subject to all the terms and conditions of the Agreement, including, without limitation, those concerning payment. By executing this Change Order, Contractor acknowledges that this Change Order includes all direct and indirect charges and costs arising out of this change. The Contractor further agrees that by executing this Change Order, it will be fully compensated for the cost and time impact of the change(s) required by the OWNER. All claims against the OWNER which are incidental to or as a consequence of this change, including, without limitation, delays, disruptions, suspensions, acceleration or other impacts, or claims arising out of the cumulative effect of the Change Orders for the Work, are fully satisfied. Contractor will commence its services upon the execution of this Change Order and will complete and Work in accordance with the current schedule, it being understood and agreed that time is of the essence in the completion of each and every provision or condition of this Change Order and the Agreement." The omission of this clause from any particular Change Order, any number of Change Orders or all Change Orders shall not constitute a waiver of this provision. Change orders must not include contingency and should accurately reflect the total amount required for completing the Work.

ARTICLE 10
FINANCIAL CLAIMS AND LIENS

10.1 **Notification Regarding Liens.** The CONSTRUCTION MANAGER shall immediately notify the OWNER and Professional(s), both orally and in writing, of the nature and details of any mechanics' liens, construction liens, CONSTRUCTION MANAGER's trust fund claims, or claims of any type made by anyone against the OWNER, the Professional(s), the CONSTRUCTION MANAGER or any subcontractor or supplier of any of them or against the Project whether or not such claims arise from the Work or not. The CONSTRUCTION MANAGER is obligated to submit partial payment affidavits with each pay application, certifying that all subcontractors have been duly compensated and have waived any claims

on the project. For final completion, the CONSTRUCTION MANAGER shall furnish all final payment affidavits within 30 days of receiving the subcontractors' retainage.

10.2 **Discharge of Liens.** The CONSTRUCTION MANAGER shall take all action necessary to obtain the prompt discharge of any liens or claims filed against the Project. If any lien or claim filed against the Project is not discharged and released by the claimant, the CONSTRUCTION MANAGER shall, within a reasonable period of time, but in no event more than thirty (30) calendar days after request and at its own cost, promptly obtain discharge and release of, or indemnity for, such lien or claim by providing or filing, as appropriate, the requisite bond. If the CONSTRUCTION MANAGER fails to have any such lien or claim discharged and released, or fails to provide or file the requisite bond, the OWNER shall have the right to pay all sums necessary to obtain such a discharge and release, and the CONSTRUCTION MANAGER shall bear all expenses incurred by the OWNER in so doing.

ARTICLE 11
OWNER'S CONSULTANT(S), PROFESSIONAL(S) AND CONSTRUCTION ADMINISTRATION

11.1 **OWNER's Designated Professional Representative.** Unless otherwise directed by the OWNER, one (1) designated Professional shall act as the OWNER's Professional representative from the effective date of this Agreement for Construction Management until one (1) year from the date of achievement of Substantial Completion.

11.1.1 The Professional so designated will be the OWNER's design representative during performance of the Work and will consult with and advise the OWNER on all design and technical matters.

11.1.2 The designated Professional will act as initial interpreter of the requirements of this Agreement for Construction Management and as the OWNER's advisor on claims.

11.2 **Professional Site Visits.** The Professional(s) will visit the Site with sufficient frequency for familiarization with the progress and quality of the Work and to inspect the Work to determine compliance of the Work with (i) this Agreement for Construction Management, including approved shop drawings and other submittals; (ii) the Construction Schedule; and (iii) applicable laws, statutes, building codes, rules or regulations of all governmental, public and quasi-public authorities and agencies having or asserting jurisdiction over the Project.

11.3 Professional Rejection of Work. The Professional(s) may disapprove or reject Work which does not comply with (i) this Agreement for Construction Management including approved shop drawings and other submittals; or (ii) applicable laws, statutes, building codes, rules or regulations of any governmental, public and quasi-public authorities and agencies having or asserting jurisdiction over the Project.

11.4 Professional Evaluations.

11.4.1 The Professional(s) will review and evaluate the results of all inspections, tests and written reports required by this Agreement for Construction Management and by any governmental entity having or asserting jurisdiction over the Project. The

Professional(s) will take appropriate action on test results, including acceptance, rejection, requiring additional testing or corrective work, or such other action deemed appropriate by the Professional(s). The Professional(s) will promptly reject Work which does not conform to and comply with testing requirements.

11.4.2 The Professional(s) may require inspection or testing of any Work in addition to that required by this Agreement for Construction Management or governmental entities having or asserting jurisdiction over the Project when such additional inspections and testing is necessary or advisable, whether or not such Work is then fabricated, installed or completed. The Professional(s) will take appropriate action on all such special testing and inspection reports, including acceptance, rejection, requiring additional testing or corrective work, or such other action deemed appropriate by the Professional(s).

11.5 **Professional Submittal Activities.** The Professional(s) will timely review and approve, reject or take other appropriate action on submittals such as shop drawings, product data, samples and proposed equal materials or equipment and requested substitutions within not more than fourteen (14) calendar days, and will not approve any submittals unless such submittals conform with (i) the Project Construction Documents; (ii) this Agreement for Construction Management; and (iii) the OWNER's budgeted Total Project Construction Cost. A Professional's review of submittals shall not constitute final acceptance of materials or equipment furnished or installed if such materials or equipment should be defective or not as represented by approved submittals or as otherwise required by the Construction Documents. The CONSTRUCTION MANAGER remains responsible for details and accuracy, for confirming and correlating all quantities and dimensions, for selecting fabrication processes, for techniques of assembly, and for performance of the Work.

11.6 **Professional Interpretations.** The Professional will, when requested to do so in writing by the CONSTRUCTION MANAGER, promptly and so as to cause no unnecessary delay, render written or graphic interpretations and decisions necessary for the proper execution of the Work. A Professional's interpretations and decisions relating to artistic effect shall be final if not inconsistent with this Agreement for Construction Management.

11.7 **Professional Change Order Activities.** The Professional(s) will consult with and advise the OWNER concerning all change order requests and change orders on behalf of the OWNER.

11.8 **Professional Pay Application Activities.** The appropriate Professional will review applications for payment, including such accompanying data, information and schedules as the Professional requires, to determine the amounts due to the CONSTRUCTION MANAGER and shall authorize payment by the OWNER to the CONSTRUCTION MANAGER in writing. After the Work is determined to be finally complete and the Professional determines that the CONSTRUCTION MANAGER has completed the Work, the Professional will determine whether the CONSTRUCTION MANAGER is entitled to final payment, and if so will so certify to the OWNER in writing.

11.9 **Professional Relationship to CONSTRUCTION MANAGER.** The duties, obligations, and responsibilities of the CONSTRUCTION MANAGER under this Agreement for

Construction Management shall not be changed, abridged, altered, discharged, released, or satisfied by any duty, obligation, or responsibility of any Professional. The CONSTRUCTION MANAGER shall not be a third-party beneficiary of any agreement by and between the OWNER and any Professional. The duties of the CONSTRUCTION MANAGER to the OWNER will be independent of, and shall not be diminished by, any duties or obligations of the Professional to the OWNER.

ARTICLE 12
INSPECTION, CORRECTION OF WORK, AND PROJECT CLOSE OUT

12.1 **Substantial Completion.** Substantial Completion of the Work shall be deemed to have occurred on the later of the dates that the Work passes a Substantial Completion inspection, and the required Substantial Completion documentation and items have been produced. Notwithstanding anything herein, Substantial Completion shall not occur prior to the date which all applicable governmental agencies having jurisdiction over the Work have issued either an unconditional Certificate of Completion or unconditional Certificate of Occupancy with respect to the Work, including landscaping and common areas (whichever is applicable) and the OWNER is otherwise able to fully utilize the Work for its intended purpose. Notwithstanding anything to the contrary contained herein, the Contractor shall be responsible for obtaining the unconditional Certificate of Completion or unconditional Certificate of Occupancy (whichever is applicable) with respect to the Work, and in connection therewith the OWNER shall comply with all its obligations required by the issuing authority in order to enable the Contractor to obtain such Certificate.

12.1.1 When the CONSTRUCTION MANAGER believes that the Work is substantially complete, it shall notify the OWNER and the appropriate Professional that the Work is ready for a Substantial Completion inspection.

12.1.2 At or prior to the Substantial Completion inspection, the CONSTRUCTION MANAGER will prepare and furnish to the Professional a Declaration of Substantial Completion, which at a minimum, must:

(i) Contain a blank for entry of the date of Substantial Completion, which date will fix the commencement date of warranties and guaranties and allocate between the OWNER and the CONSTRUCTION MANAGER responsibility for security, utilities, damage to the Work, and insurance;

(ii) Include a list of items to be completed or corrected and state the time within which the listed items will be completed or corrected; and

(iii) Contain signature lines for the OWNER, the CONSTRUCTION MANAGER, and the Professional.

12.1.3 Upon receipt of notification from the CONSTRUCTION MANAGER, the appropriate Professional will coordinate with the OWNER and the CONSTRUCTION MANAGER a date for inspection of the Work to determine whether the Work is substantially complete.

12.1.4 At inspection(s) to determine whether the Work is substantially complete, the Professional will:

(i) Inspect the Work;

(ii) List additional items to be completed or corrected; and

(iii) Determine, in consultation with the OWNER, whether Substantial Completion of the Work has occurred.

12.1.5 If the Work is determined not to be substantially complete, the Work shall be prosecuted until the Work is substantially complete and the inspection process shall be repeated at no additional cost to the OWNER until the Work is determined to be substantially complete.

12.1.6 On or prior to the required date of Substantial Completion, the CONSTRUCTION MANAGER shall deliver to the appropriate Professional keys, permits, the certificate of occupancy, and other necessary and customary documents and items pre-requisite for the OWNER's occupancy and use of the Work for its intended purpose. The Professional will obtain and review Substantial Completion documentation and items and will inform the CONSTRUCTION MANAGER of any deficiencies.

12.1.7 When the OWNER, the CONSTRUCTION MANAGER, and the appropriate Professional agree that the Work has passed the Substantial Completion inspection and the CONSTRUCTION MANAGER has produced the required Substantial Completion documentation and items, they shall each sign the Declaration of Substantial Completion declaring the Work substantially complete and establishing the actual date of Substantial Completion. The Declaration of Substantial Completion shall also include a list of and timeline for the completion of Work needing completion and correction. Failure of the CONSTRUCTION MANAGER to include an item on the list does not alter the responsibility of the CONSTRUCTION MANAGER to complete all Work in accordance with this Agreement for Construction Management.

12.1.8 The CONSTRUCTION MANAGER shall promptly correct the Work properly rejected by the Professional or failing to conform to the requirements of this Agreement for Construction Management, whether discovered before or after Substantial Completion and whether or not fabricated, installed or completed. Costs of correcting the rejected Work, including additional testing and inspections and compensation for the Professional's services and expenses made necessary thereby, shall be at the CONSTRUCTION MANAGER's expense.

12.1.9 Substantial Completion must be accompanied by a Certificate of Occupancy issued by the Authority (or Authorities) Having Jurisdiction over the Project.

12.2 **Final Completion.** Final Completion of the Work shall be recognized on the date that the Work successfully passes the Final Completion inspection. Final Completion shall not be deemed to have occurred and no final payment shall be due the CONSTRUCTION

MANAGER or any of its subcontractors or suppliers until the Work has passed the Final Completion inspection.

12.2.1 When the CONSTRUCTION MANAGER believes the Work is finally complete, the CONSTRUCTION MANAGER shall notify the OWNER and the appropriate Professional that the Work is ready for Final Completion inspection.

12.2.2 Upon receipt of such notification from the CONSTRUCTION MANAGER, the Professional will coordinate with the OWNER and the CONSTRUCTION MANAGER to schedule an inspection date to determine whether the Work is finally complete.

12.2.3 At the Final Completion inspection to determine whether the Work is finally complete, the Professional will:

(i) Inspect the Work;

(ii) Determine whether all items on the list included with the Declaration of Substantial Completion have been satisfactorily completed and corrected;

(iii) Determine whether the Work complies with (a) this Agreement for Construction Management; (b) applicable laws, statutes, building codes, rules or regulations of all governmental, public and quasi-public authorities and agencies having jurisdiction over the Project; and (c) applicable installation and workmanship standards;

(iv) Determine whether required inspections and approvals by the official(-s) having or asserting jurisdiction over the Project have been satisfactorily completed;

(v) Assess whether all closeout documents, attic stock, spare parts, etc, have been property transmitted to the OWNER; and

(vi) Determine, in consultation with the OWNER, whether the Work is finally complete.

12.2.4 If the Work is not finally complete, the CONSTRUCTION MANAGER shall continue to prosecute the Work, and the inspection process shall be repeated at no additional cost to the OWNER, until the Work is finally complete.

12.2.5 On or prior to the date of Final Payment, the CONSTRUCTION MANAGER shall deliver to the appropriate Professional the following Final Completion close-out documentation:

(i) Two (2) bound and one (1) electronic operation and maintenance manuals as required by Chapter 3, Article 3, Subsection 3.11.1

(ii) Two (2) sets of as-built drawings and markups;

(iii) Certification and affidavit that all insurance required of the CONSTRUCTION MANAGER beyond final payment, if any, is in effect and will not be canceled or allowed to expire without notice to the OWNER;

(iv) Written consent of the surety(ies), if any, to final payment;

(v) Full, final, and conditional waivers of mechanics or construction liens or full and final affidavits of payment, releases of CONSTRUCTION MANAGER's trust fund or similar claims, and release of security interests or encumbrances on the Project property from each contractor, subcontractor, supplier or other person or entity who has, or might have a claim against the OWNER or the OWNER's property;

(vi) Full, final, and conditional certification and affidavit that all of the CONSTRUCTION MANAGER's obligations to contractors, subcontractors, suppliers and other third parties for payment for labor, materials or equipment related to the Project have been paid or otherwise satisfied;

(vii) All written warranties and guarantees relating to the labor, goods, products, materials, equipment and systems incorporated into the Work have been endorsed, countersigned, and assigned as necessary;

(viii) Affidavits, releases, bonds, waivers, permits and other documents necessary for final close-out of the Work;

(ix) A list of any item(s) due but unable to be delivered and the reason for non-delivery; and

(x) Any other documents reasonably and customarily required or expressly required herein and final close-out of the Work.

12.2.6 The appropriate Professional will review and determine the sufficiency of all Final Completion close-out documentation and items required for Final Payment which are submitted by the CONSTRUCTION MANAGER and will immediately inform the CONSTRUCTION MANAGER about any deficiencies and omissions.

ARTICLE 13
CONSTRUCTION MANAGER'S WARRANTIES AND GUARANTEES

13.1 **One-Year Warranty.** In addition to the warranties and guarantees set forth elsewhere in this Agreement for Construction Management, the CONSTRUCTION MANAGER, upon request by the OWNER or the Professional, shall promptly correct all failures or defects in the Work for a period of one (1) year after the actual date of Substantial Completion.

13.1.1 The CONSTRUCTION MANAGER shall schedule, coordinate and participate in a walk-through inspection of the Work one (1) month prior to the expiration of the one-year correction period, and shall notify the OWNER, the appropriate

Professional(s), and any necessary subcontractors and suppliers of the date of, and request their participation in, the walk through inspection. The purpose of the walk-through inspection will be to determine if there are defects or failures which require correction.

13.1.2 Should the CONSTRUCTION MANAGER fail to promptly correct any failure or defect; the OWNER may take whatever actions it deems necessary to remedy the failure or defect and the CONSTRUCTION MANAGER shall promptly reimburse the OWNER for any expenses or damages it incurs as a result of the CONSTRUCTION MANAGER's failure to correct the failure or defect.

13.2 **Express Warranties and Guarantees – CONSTRUCTION MANAGER.** In addition to the warranties and guarantees set forth elsewhere herein, the CONSTRUCTION MANAGER expressly warrants and guarantees to the OWNER:

13.2.1 That the Work complies with (a) the Construction Documents; and (b) to the best of its knowledge all applicable laws, statutes, building codes, rules and regulations of all governmental, public and quasi-public authorities and agencies having jurisdiction over the Project.

13.2.2 That all goods, products, materials, equipment and systems incorporated into the Work conform to applicable specifications, descriptions, instructions, drawings, data and samples and shall be and are (a) new (unless otherwise specified or permitted) and without apparent damage or defect; (b) of quality equal to or higher than that required by the Construction Documents; and (c) merchantable; and

13.2.3 That all management, supervision, labor, and services required for the Work shall comply with this Agreement for Construction Management and shall be performed in a workmanlike manner.

13.3 **Express Warranties and Guarantees - Subcontractors and Suppliers.** The CONSTRUCTION MANAGER shall require that all of its subcontractors and suppliers provide written warranties, guarantees, and other undertakings to the OWNER and the CONSTRUCTION MANAGER in a form identical to the warranties, guarantees, and other undertakings set forth in this Agreement, including the warranties, guarantees and undertakings set forth in this Article, which warranties, guarantees, and undertakings shall run to the benefit of the OWNER as well as the CONSTRUCTION MANAGER.

13.4 **Non-Exclusivity and Survival.** The warranties and guarantees set forth in this Article shall be in addition to all other warranties, express, implied, or statutory, and shall survive the OWNER's payment, acceptance, inspection of or failure to inspect the Work, and review of the Construction Documents.

13.5 **Non-Limitation.** Nothing contained in Paragraph 13.1 shall be construed to establish a period of limitation with respect to the CONSTRUCTION MANAGER's obligations under this Agreement for Construction Management. Paragraph 13.1 relates only to the CONSTRUCTION MANAGER's specific obligations with respect to the Work and has no relationship to the time within which the CONSTRUCTION MANAGER's contractual obligations under this Agreement for Construction Management may be enforced, nor to

the time within which proceedings may be commenced to establish the CONSTRUCTION MANAGER's liability with respect to any contractual obligations pursuant to Paragraph 13.1 or contained elsewhere herein.

13.6 **Commencement of Obligations.** Unless otherwise specified, all of the CONSTRUCTION MANAGER's warranty and guaranty obligations, including the time periods for all written warranties and guarantees of specifically designated equipment required by the Construction Documents, shall begin on the actual date of Substantial Completion.

13.7 **Limitation.** The CONSTRUCTION MANAGER's warranty excludes remedy for damage or defect caused by abuse, unauthorized modifications, improper or insufficient maintenance, improper operation, or normal wear and tear under standard use. If required by the OWNER, the CONSTRUCTION MANAGER shall furnish satisfactory evidence as to the kind and quality of materials and equipment.

ARTICLE 14
OWNER'S DUTIES, OBLIGATIONS, AND RESPONSIBILITIES

14.1 **Timely Compensation of CONSTRUCTION MANAGER.** The OWNER shall timely compensate the CONSTRUCTION MANAGER in accordance with this Agreement for Construction Management.

14.2 **Payment for Testing.** Unless otherwise required to be provided by the CONSTRUCTION MANAGER in its scope of services, the OWNER shall secure and pay for all Project testing.

14.3 **OWNER Review of Documents.** The OWNER shall review documents prepared by the CONSTRUCTION MANAGER in a timely manner and in accordance with schedule requirements. Review by the OWNER shall be solely for the purpose of determining whether such documents are generally consistent with the OWNER's intent. No review of such documents shall relieve the CONSTRUCTION MANAGER of any of its responsibilities.

14.4 **Status of OWNER.** The OWNER shall not have control or charge of construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the Work, nor shall the CONSTRUCTION MANAGER, for any of the foregoing purposes, be deemed the agent of the OWNER.

14.5 **OWNER's Utilities.** The OWNER shall provide water/sewer, gas and electrical energy only as they exist at the Site prior to the start of construction. Any fee charged by a utility company shall be an OWNER's Cost with the exception of any utility usage charges incurred during construction, which shall be the responsibility of the CONSTRUCTION MANAGER as a part of the General Conditions. The CONSTRUCTION MANAGER shall additionally be responsible for the costs associated with the provision of chemical toilets, with such costs included in the General Conditions. Costs associated with temporary wiring, temporary lighting, temporary electrical connections, temporary water/sewer connections, temporary gas connections, protection of existing utilities, and routing of utilities for jobsite

and office trailer use shall be a Subcontractors' Cost. Any fees charged by a utility after installation of permanent meters will be an OWNER's Cost.

Acceptance by the CONSTRUCTION MANAGER of the use of the OWNER's water, gas and electrical energy constitutes a release from the CONSTRUCTION MANAGER to the OWNER of all claims and liability for any damages or losses which may be incurred by the CONSTRUCTION MANAGER as a result of water, gas and electrical energy outages or voltage variations or surges, but not for time extensions arising out of the interruption or cessation of these utilities.

14.6 **Statements of OWNER's Capacity.** The OWNER, upon reasonable written request, shall furnish to the CONSTRUCTION MANAGER in writing statements of:

14.6.1 The record legal title to the Site on which the Project is located and the OWNER's interest therein at the time of execution of this Agreement for Construction Management.

ARTICLE 15
CONSTRUCTION MANAGER'S COMPENSATION

15.1 **Unit Prices.** For the purposes of calculating any additive or deductive changes for materials or items of work for which the CONSTRUCTION MANAGER has provided Unit Prices as incorporated into Exhibit "5" of **Appendix "I"**, the cost or savings of the change shall be calculated using the Unit Prices described in Exhibit "5" of **Appendix "I".**

15.2 **Schedule of Values.** Attached as Exhibit "4" of **Appendix "I"**, is the CONSTRUCTION MANAGER's Schedule of Values apportioning the different elements of the Work for purposes of periodic and final payment, including the times and amounts of payments for General Conditions and Management Fees. The CONSTRUCTION MANAGER's schedule of values shall be presented in the format, and with such detail and supporting information, requested by the Professional or OWNER. The CONSTRUCTION MANAGER shall not imbalance or artificially inflate any element of its schedule of values. Upon the Professional and OWNER's acceptance, the schedule of values shall be used to process and pay the CONSTRUCTION MANAGER's payment requests. The schedule of values shall not be changed without written approval by the OWNER.

15.3 **Invoicing Procedures.** In accordance with the procedures and requirements set forth in this Article, the CONSTRUCTION MANAGER shall invoice the OWNER and the OWNER shall pay the CONSTRUCTION MANAGER the Construction Price.

15.3.1 At least every thirty (30) calendar days after commencement of performance, but no more frequently than once a month, the CONSTRUCTION MANAGER shall submit invoices to the Professional requesting payment for labor and services rendered during the preceding thirty (30) calendar days. Each invoice shall contain such detail and be backed up with whatever supporting information the OWNER or the Professional reasonably requests and shall, at a minimum, state:

(i) The total Construction Price for the Project;

(ii) The amount due for properly provided labor, materials and equipment properly incorporated into the Project; and with respect to amounts invoiced for materials or equipment necessary for the Project and properly stored at the Site (or elsewhere if offsite storage is approved in writing by the OWNER), be accompanied by written proof that the OWNER has title to such materials or equipment and that such material and equipment is fully insured against loss or damage;

(iii) A breakdown of the various parts of the Work as related to the Construction Price as shown on the Schedule of Values;

(iv) The value of the various parts of the Work actually performed;

(v) Previously invoiced amounts and credit payments made;

(vi) The total amount due, less any agreed retainage;

(vii) Submit a current Critical Path Method Schedule CPM Schedule with every pay application.

15.3.2. Additionally, invoices must include lien waivers and other documentation verifying payment to subcontractors and suppliers as reasonably requested by OWNER or Professional. The OWNER may require lien releases from CONSTRUCTION MANAGER, subcontractors, or any other parties providing labor, materials, or services, specifically related to the application for payment.

15.4 **Payment Procedures.**

15.4.1 The Professional will review the CONSTRUCTION MANAGER's applications for payment, including such accompanying data, information, and schedules as the Professional requires, to determine the amounts due to the CONSTRUCTION MANAGER and, based upon such review, together with its inspections of the Work, shall authorize payment by the OWNER to the CONSTRUCTION MANAGER in writing. Such authorization will constitute the Professional's certification to the OWNER that:

(i) The Work described in the CONSTRUCTION MANAGER's invoice has progressed to the level indicated;

(ii) The Work has been performed in accordance with the Agreement for Construction Management;

(iii) All necessary and appropriate lien waivers have been submitted; and

(iv) The amount requested is currently due and owing to the CONSTRUCTION MANAGER.

15.4.2 In the case of unit price work, the Professional's recommendations for payment will constitute a final determination of quantities and classifications of such work.

15.4.3 Payments shall be deemed timely if postmarked at least two (2) business days before the Payment Date defined in Chapter 1 or any other payment due date stated in this Article.

15.4.4 The Professional may withhold all or part of an application for payment to the extent reasonably necessary to protect the OWNER if in the Professional's opinion the representations to the OWNER required by subsection 15.4.1 cannot be made. If the Professional is unable to certify payment in the amount of the application, the Professional shall notify the CONSTRUCTION MANAGER and the OWNER as provided for herein. If the CONSTRUCTION MANAGER and the Professional cannot agree on a revised amount, the Professional shall promptly authorize payment for the amount which the Professional is able to make such representations to the OWNER. The Professional may also withhold payment or, because of subsequently discovered evidence, may nullify the whole or part of an application for payment previously issued, to such extent as may be necessary in the Professional's opinion to protect the OWNER from loss for which the CONSTRUCTION MANAGER is responsible, including loss resulting from its acts and omissions, because of:

(i) Defective Work not remedied;

(ii) Third party claims filed or reasonable evidence indicating probable filing of such claims unless security acceptable to the OWNER is provided by the CONSTRUCTION MANAGER;

(iii) Failure of the CONSTRUCTION MANAGER to make payments properly to subcontractors for labor, materials or equipment;

(iv) Reasonable evidence that the Work cannot be completed for the unpaid balance of the Contract Price;

(v) Damage to the OWNER or other contractor;

(vi) Reasonable evidence that the Work will not be completed within dates established in the Construction Schedule, and that the unpaid balance would not be adequate to cover liquidated damages for the anticipated delay; or

(vii) Persistent failure to carry out the Work in accordance with this Agreement for Construction Management.

15.5 **OWNER's Right to Refuse Payment.** The Professional's approval of the CONSTRUCTION MANAGER's invoice will not preclude the OWNER from exercising any of its remedies under this Agreement for Construction Management. These remedies include, without limitation the OWNER's right to withhold all or part of any payment (including Final Payment) for the reasons described in Paragraph 15.4.1 or in this Paragraph 15.5. In the event of a dispute, payment shall be made on or before the Payment Date for amounts not in dispute, subject to any setoffs claimed by the OWNER. The OWNER shall have the right to refuse to make payment and, if necessary, may demand the

return of a portion or all of the amount previously paid to the CONSTRUCTION MANAGER to the extent due to:

15.5.1 The CONSTRUCTION MANAGER's failure to perform the Work in compliance with the requirements of this Agreement for Construction Management or any other agreement between the parties;

15.5.2 The CONSTRUCTION MANAGER's failure to correctly and accurately represent the Work performed in a payment request, or otherwise;

15.5.3 The CONSTRUCTION MANAGER's performance of the Work at a rate or in a manner that, in the OWNER's reasonable opinion, is likely to result in the Project being inexcusably delayed;

15.5.4 The CONSTRUCTION MANAGER's failure to use funds previously paid the CONSTRUCTION MANAGER by the OWNER, to pay the CONSTRUCTION MANAGER's Project-related obligations including, but not limited to, the CONSTRUCTION MANAGER's subcontractors, materialmen, and suppliers;

15.5.5 Claims made against the OWNER or its property;

15.5.6 Loss caused by the CONSTRUCTION MANAGER or the CONSTRUCTION MANAGER's subcontractors, or suppliers and not paid by insurance or covered by bonds provided by CONSTRUCTION MANAGER; or

15.5.7 The CONSTRUCTION MANAGER's failure or refusal to perform any of its obligations to the OWNER.

15.6 **CONSTRUCTION MANAGER's Right to Refuse Performance for Non-Payment.** If within the time set forth in Section 218.735, Florida Statutes, the OWNER, without cause or basis hereunder, fails to pay the CONSTRUCTION MANAGER any amounts then due and payable to the CONSTRUCTION MANAGER, the CONSTRUCTION MANAGER shall have the right, in addition to all other rights and remedies contained herein, to cease performance of the Work until receipt of proper payment after first providing fourteen (14) calendar days written notice to the OWNER of its intent to cease work.

15.7 **Correction of Past Payments.** All prior payments, whether based on estimates or otherwise, may be corrected and adjusted in any subsequent payment and shall be corrected and adjusted in the final payment. In the event that any invoice contains a defect or impropriety which would prevent payment by the Payment Date, the OWNER shall notify the CONSTRUCTION MANAGER in writing of such defect or impropriety in accordance with Section 218.735, Florida Statutes. Any disputed amounts determined by the OWNER to be payable to the CONSTRUCTION MANAGER shall be due in the time frames set forth in Section 218.735, Florida Statutes, from the date the dispute is resolved.

15.8 **Interest on Outstanding Amounts Due.** To the extent allowed by Chapter 218, Florida Statutes, interest shall accrue on amounts owed by the OWNER to the CONSTRUCTION MANAGER which remain unpaid thirty (30) calendar days following the date on which payment is due.

No interest shall accrue when payment is delayed because of a dispute between the OWNER and the CONSTRUCTION MANAGER, or a dispute as to the accuracy or completeness of any request for payment received. This exception to the accrual of interest shall apply only to that portion of a delayed payment which is actually the subject of the dispute and shall apply only for the duration of such disagreement. Interest shall accrue on retainage which is withheld to assure performance of this Agreement for Construction Management.

15.9 **Invoice Warranties and Guarantees.** The CONSTRUCTION MANAGER expressly warrants and guarantees to the OWNER that:

15.9.1 Title to all goods, products, materials, equipment, and systems covered by an invoice will pass to the OWNER either by incorporation into the Work, or upon receipt of payment by the CONSTRUCTION MANAGER, whichever occurs last;

15.9.2 All goods, products, materials, equipment, and systems covered by an invoice are free and clear of liens, claims, security interests or encumbrances; and

15.9.3 No goods, products, materials, equipment or systems covered by an invoice have been acquired by the CONSTRUCTION MANAGER, or its subcontractors or suppliers, subject to an agreement under which an interest therein or an encumbrance thereon is retained by the seller or otherwise imposed by the CONSTRUCTION MANAGER, or its subcontractors or suppliers.

15.10 **CONSTRUCTION MANAGER's Signature.** The signature of the CONSTRUCTION MANAGER on any invoice constitutes the CONSTRUCTION MANAGER's certification to the OWNER that (i) the CONSTRUCTION MANAGER's services listed in the invoice have progressed to the level indicated and have been performed as required by this Agreement for Construction Management; (ii) the CONSTRUCTION MANAGER has paid its subcontractors and suppliers their proportional share of all previous payments received from the OWNER; and (iii) the amount requested is currently due and owing.

15.11 **Taxes.** The CONSTRUCTION MANAGER shall incorporate into the Construction Price, and pay, all sales, consumer, use and similar taxes for goods, products, materials, equipment and systems incorporated into the Work which were legally required at the time of execution of this Agreement for Construction Management, whether or not yet effective or merely scheduled to go into effect. The CONSTRUCTION MANAGER shall secure, protect, hold harmless, and indemnify the OWNER from and against any and all liability, loss, claims, demands, suits, costs, fees and expenses (including actual fees and expenses of attorneys, expert witnesses, and other consultants) relating to any taxes assessed or imposed upon, incurred by or asserted against the OWNER by any taxing authority with respect to such taxes. The CONSTRUCTION MANAGER shall cooperate with and assist the OWNER in securing qualified refunds of any sales or use tax paid by the OWNER or CONSTRUCTION MANAGER on goods, products, materials, equipment, or systems. Any refund secured shall be paid to the OWNER.

15.11.1 Sales Tax Recovery Program. In accordance with Section 212.08(6), Florida Statutes, and Rule 12A-1.094, Florida Administrative Code, the OWNER is tax exempt when it purchases tangible personal property for use in public works

projects, subject to certain restrictions. In the event this project is declared a sales tax recovery project by the OWNER, the following procedures will apply:

(i) The OWNER, through Resource Management or the Purchasing and Contracts Department, shall determine whether the OWNER shall directly purchase certain materials required for the Work.

(ii) Upon acceptance of the GMP, the CONSTRUCTION MANAGER shall prepare a list of proposed items that may be desirable for OWNER direct purchasing. Proposed items shall be items that are purchased in a single order from a single vendor with a value greater than $10,000. Upon reviewing this list, the OWNER shall determine whether it will directly purchase certain materials. The OWNER shall notify the CONSTRUCTION MANAGER in writing of the specific materials which are intended to be purchased.

(iii) Within ten (10) calendar days from receipt of the written notice described in Paragraph 15.11.1(ii), the CONSTRUCTION MANAGER shall advise the OWNER in writing of: (a) the date upon which the materials must be on-site according to the Construction Schedule approved at that time, (b) the date that the CONSTRUCTION MANAGER directs that the OWNER place the order for the described materials, (c) the location to which the materials are to be delivered, and (d) any other particular details of the order which the CONSTRUCTION MANAGER requests that the OWNER include in the Purchase Order to the vendor.

(iv) The OWNER may, but is not required to, provide the CONSTRUCTION MANAGER with the proposed Purchase Order for the materials. In that case, the CONSTRUCTION MANAGER shall review the Purchase Order for compliance with the Construction Documents, including, without limitation, the plans, specifications, and Construction Schedule. Within the earlier of: five (5) calendar days from the receipt of the proposed Purchase Order or the day prior to the date provided by the CONSTRUCTION MANAGER pursuant to Paragraph 15.11.1(ii)(b) above, the CONSTRUCTION MANAGER shall provide the OWNER with written approval of the Purchase Order or shall provide written revisions to the Purchase Order, in order that the materials and the delivery thereof shall comply with the Construction Documents, including, without limitation, the plans, specifications and Construction Schedule.

(v) The OWNER shall thereafter issue a Purchase Order for the materials with the vendor.

(vi) The OWNER shall take title to those materials directly from the vendor and shall bear the risk of loss or damage to the materials which are delivered by the vendor through the time that the materials are delivered to the location designated by the CONSTRUCTION MANAGER. After the materials are delivered to the location designated by the CONSTRUCTION MANAGER, the CONSTRUCTION MANAGER shall have full responsibility for their

storage, protection, risk-of-loss and installation pursuant to the Construction Documents, including, without limitation, the plans, specifications and Construction Schedule.

(vii) The vendor shall invoice the OWNER directly for the materials purchased from the vendor. The OWNER shall pay the invoices for the materials directly, presenting its sales tax exemption certificate to each vendor at the time of payment.

With respect to the materials specifically designated by this section, the CONSTRUCTION MANAGER shall be relieved only of its responsibilities to place the order for the subject materials, to pay for the materials, and to ensure the materials against loss through the date that they are delivered to the location designated by the CONSTRUCTION MANAGER, otherwise, nothing herein shall revise or modify the CONSTRUCTION MANAGER's responsibilities set forth in this Agreement, including, without limitation, the responsibility to schedule the timely ordering and delivery of the materials purchased under this Paragraph 15.11.1, the management of the materials once delivered or the incorporation of the materials into the Work, as provided in the Construction Documents, including, without limitation, the plans, specifications and Construction Schedule.

The cost of any materials purchased through the sales tax recovery program shall be deducted from the contract amount. The OWNER and CONSTRUCTION MANAGER shall execute a written change order described in this Agreement, and approved in accordance with the OWNER's policy and the Change Order shall become a part of the Contract Documents as provided in this Agreement. The CONSTRUCTION MANAGER's fee will be calculated on the basis that the CONSTRUCTION MANAGER, rather than the OWNER, procured the materials. Therefore, for purpose of calculating the fee, the total of subcontractor and supplier costs will include payments made by the OWNER under this program. The calculation of the fee in this manner shall provide, among other things, specific supplemental consideration for the provisions of this Paragraph 15.11.1.

15.12 **Compensation of CONSTRUCTION MANAGER's Subcontractors and Suppliers.** Upon receipt of payment from the OWNER, the CONSTRUCTION MANAGER shall pay each of its subcontractors and suppliers out of the amount received by the CONSTRUCTION MANAGER on account of such subcontractor's or supplier's portion of the Work, the amount to which each entity is entitled, reflecting percentages actually retained from payments to the CONSTRUCTION MANAGER on account of such entity's portion of the Work. The OWNER shall have no obligation to pay, and shall not be responsible for payments to, the CONSTRUCTION MANAGER's subcontractors or suppliers. However, the OWNER reserves the right, but has no duty, to make payment jointly to the CONSTRUCTION MANAGER and to any of its subcontractors or suppliers in the event the OWNER becomes aware that the CONSTRUCTION MANAGER fails to pay or unreasonably withholds payment from one or more of those entities. Such joint check procedure, if employed by the OWNER, shall create no rights in favor of any person or entity beyond the right of the named payees to payment of the check and shall not be deemed to commit the OWNER to repeat the procedure in the future.

15.13 **Final Payment.** Prior to being entitled to receive final payment, and as a condition precedent thereto, the CONSTRUCTION MANAGER must achieve Final Completion of the Work and provide documents needed for final payment. The OWNER shall, subject to its rights set forth above in this Article, make final payment of all sums due the CONSTRUCTION MANAGER within fourteen (14) calendar days of a Professional's execution of a final approval for payment.

ARTICLE 16
SCHEDULE REQUIREMENTS

16.1 **Construction Schedule.** The Construction Schedule for the project shall include all pertinent dates and periods for timely completion of the Work.

16.1.1 Unless otherwise directed and approved by the OWNER, the CONSTRUCTION MANAGER shall prepare the Construction Schedule as a critical path schedule with separate divisions for each major portion of the Work or operations. The Construction Schedule shall include and properly coordinate dates for performance of all divisions of the Work, including completion of off-site requirements and tasks, so that the Work can be completed in a timely and orderly manner consistent with the required dates of Substantial Completion and Final Completion.

16.1.2 Any Construction Schedule shall include (i) the required Commencement Date, the required dates of Substantial Completion and Final Completion; (ii) any guideline and milestone dates required by the OWNER; (iii) any applicable subcontractor and supplier subschedules; (iv) a submittal schedule which allows sufficient time for review of documents and submittals; (v) the complete sequence of construction by activity, with dates for beginning and completion of each element of construction; and (vi) required decision dates.

16.1.3 By reviewing the Construction Schedule, the OWNER and Professional do not assume any of the CONSTRUCTION MANAGER's responsibility (i) that the Construction Schedule be coordinated or complete; or (ii) for timely and orderly completion by the required dates of Substantial Completion, Final Completion and any milestone dates required by the OWNER.

16.1.4 The CONSTRUCTION MANAGER shall review, on a weekly basis, the actual status of the Work against the Construction Schedule. The CONSTRUCTION MANAGER shall discuss the status of the Work weekly with the designated Professional, so that proper overall management may be provided.

16.1.5 The CONSTRUCTION MANAGER shall periodically and in all instances when the CONSTRUCTION MANAGER anticipates that performance of the Work will be delayed or in fact has been delayed, but not less frequently than monthly, prepare a revised Construction Schedule and show actual progress of the Work through the revision date, projected completion of each remaining activity, activities modified since previous submittal, major changes in scope, and other identifiable changes. The updated Construction Schedule shall be accompanied by a narrative report which (i) states and explains any modifications of the critical path schedule,

including any changes in logic; (ii) defines problem areas and lists areas of anticipated delays; (iii) explains the anticipated impact the problems and delays will have on the schedule and scheduled activities; (iv) reports corrective action taken or proposed; and (v) states how problems anticipated by projections shown on the schedule will be resolved to avoid delay in delivering the Work by the required dates of Substantial Completion and Final Completion, and other milestone dates required by the OWNER, if any.

16.1.6 The Contractor's initial Construction Schedule, developed during the Preconstruction Phase, must be attached as Exhibit "2" to **Appendix "I"**. In the event that the attached Construction Schedule does not strictly comply with this Paragraph, the OWNER does not waive, and specifically reserves, its right to require the CONSTRUCTION MANAGER's strict compliance with this Paragraph.

16.1.7 The receipt of the required updated Construction Schedule is a condition precedent to payment upon any application for payment. In addition, the CONSTRUCTION MANAGER agrees to provide an updated Construction Schedule which strictly complies with this Paragraph on or before ten (10) days after the OWNER's written request. Any submissions of the Construction Schedule hereunder must be in hard copy and electronic data file format, either in its native data format, or converted to a format requested by the OWNER.

16.1.8 In the event any updated Construction Schedule indicates any delays to the required Milestones or Completion Date, the CONSTRUCTION MANAGER shall propose an affirmative plan to recover from any delay to achieve the Milestones and Completion Date, including overtime and additional labor, if necessary. In no event shall any updated Construction Schedule or plan for recovery hereunder constitute notice, demand, or acceptance of an adjustment in the Contract Time, Contract Sum, any Milestone Date, or the Completion Date unless any such adjustment is agreed to by the OWNER and authorized pursuant to a Change Order as provided in the Agreement.

16.1.9 The OWNER may, but is not required to, review any Construction Schedule for, among other things, whether the schedule describes in a manner satisfactory to the OWNER, a reasonable and realistic progress of the Work that achieves the required Milestones and Completion Date. The OWNER may reject the Construction Schedule if the Construction Schedule fails to describe in a manner satisfactory to the OWNER, a reasonable and realistic progress of the Work that achieves the required Milestones and Completion Date, or, if the Construction Schedule indicates any delays to the required Milestones or Completion Date, whether the CONSTRUCTION MANAGER has provided a plan for recovery which describes in a manner satisfactory to the OWNER, a reasonable and realistic recovery that achieves the required Milestones and Completion Date. If the Construction Schedule is not accepted by the OWNER, the CONSTRUCTION MANAGER shall promptly revise the Construction Schedule in accordance with the reasonable recommendations of the OWNER and re-submit a revised updated Construction Schedule to the OWNER.

16.1.10 The CONSTRUCTION MANAGER shall monitor the progress of the Work for conformance with the requirements of the Construction Schedule and shall promptly advise the OWNER of any proposed change in the Construction Schedule or of any delays or potential delays in the Construction Schedule.

16.1.11 The CONSTRUCTION MANAGER shall engage such personnel and staff as are required to fulfill its requirements under this Section. At the very least, the CONSTRUCTION MANAGER shall staff the Project with one (1) scheduling manager who shall have, as his or her responsibility for the Project, the fulfillment of the CONSTRUCTION MANAGER's requirements hereunder. The manager shall be assigned to the Project for such hours per week as are required to achieve the CONSTRUCTION MANAGER's responsibilities hereunder and consistent with the conditions of the Project.

16.1.12 CONSTRUCTION MANAGER agrees to perform the Work in the manner, sequence and timing necessary to fully comply with the Construction Schedule or any updates thereof. CONSTRUCTION MANAGER will perform the Work diligently, expeditiously and with adequate resources to complete all the Work by the date determined in the Construction Schedule.

16.1.13 TIME IS OF THE ESSENCE WITH RESPECT TO EACH TERM OF THE CONSTRUCTION MANAGER'S PERFORMANCE OF THIS AGREEMENT. WITHOUT LIMITATION, ACHIEVEMENT OF EACH MILESTONE IN THE CONSTRUCTION SCHEDULE AND SUBSTANTIAL COMPLETION OF THE CONSTRUCTION OF THE WORK BY THE SUBSTANTIAL COMPLETION DATE, THE CONSTRUCTION MANAGER'S PERFORMANCE OF THE AGREEMENT PURSUANT TO THE CONSTRUCTION SCHEDULE, INCLUDING WITHOUT LIMITIATION, ACHIEVEMENT OF EACH MILESTONE IN THE CONSTRUCTION SCHEDULE AND SUBSTANTIAL COMPLETION OF THE CONSTRUCTION OF THE WORK BY THE COMPLETION DATE IS A CRITICAL AND MATERIAL REQUIREMENT OF THE CONSTRUCTION MANAGER'S PERFORMANCE OF THE WORK. THE CONSTRUCTION MANAGER ACKNOWLEDGES THAT THE ACHIEVEMENT OF SUBSTANTIAL COMPLETION OF THE WORK BY THE COMPLETION DATE IS A CRITICAL AND MATERIAL REQUIREMENT OF THE CONSTRUCTION MANAGER'S PERFORMANCE OF THE WORK, AGREES THAT THE WORK CAN BE PERFORMED BY THE COMPLETION DATE AND OTHERWISE AGREES TO USE ITS BEST EFFORTS TO PERFORM THE WORK TO ACHIEVE THE SUBSTANTIAL COMPLETION BY THE COMPLETION DATE.

16.2 Delay in Performance.

16.2.1 The CONSTRUCTION MANAGER expressly agrees to complete the work within the time specified. Upon request and approval as provided for in the Contract Documents, OWNER may grant an extension of the allowable Contract

Time when Work on the critical path is delayed by factors or impacts determined to be beyond the CONSTRUCTION MANAGER's control which could not have been reasonably anticipated or contemplated at the time bids for the Work were received. Extension of the Contract Time will not be granted for impacts or delays due to fault or negligence of the CONSTRUCTION MANAGER, or for reasonable anticipated adverse weather conditions. No claim for an extension of time for delays shall be considered unless notice is provided to the OWNER in writing within five (5) business days after commencement of each such occurrence stating the probable duration of the delay and unless the CONSTRUCTION MANAGER establishes by critical path method (CPM) analysis that the impact affects the critical path of the project and delays the planned Substantial Completion date of the Work.

16.2.2 The extension of time provided for in Paragraph 16.2.1 shall be the CONSTRUCTION MANAGER's sole remedy for any delay. The OWNER shall not be obligated or liable to the CONSTRUCTION MANAGER for, and the CONSTRUCTION MANAGER expressly waives any claims against the OWNER on account of, any damages, costs or expenses of any nature whatsoever which the CONSTRUCTION MANAGER, its subcontractors of any tier or any other person may incur as a result of any delays, interference, suspensions, rescheduling, changes in sequence, congestion, disruptions or the like, it being understood and agreed that the CONSTRUCTION MANAGER's sole and exclusive remedy in such event shall be an extension of the schedule as provided for above. Without limitation, the CONSTRUCTION MANAGER waives claims relating to damages, delay damages or time-related costs or damages, including, without limitation: (1) profit on the additional costs beyond those as allowed elsewhere in the documents; (2) loss of anticipated profit; (3) indirect expenses; (4) impact costs; (5) loss of productivity; (6) inefficiency costs; (7) home-office overhead; (8) consequential damages, including but not limited to, loss of bonding capacity, loss of bidding opportunities, and insolvency; and (9) legal fees, claims preparation, expenses, or costs of dispute resolution. However, this provision shall not preclude the recovery of damages by the CONSTRUCTION MANAGER for hindrances or delays due solely to fraud, bad faith or active interference on the part of the OWNER or the OWNER's Professional(s).

16.2.3 Claims relating to time shall be made in accordance with the applicable provisions of Chapter 3, Article 9.

16.2.4 In the event the CONSTRUCTION MANAGER is delayed through fraud, bad faith, or active interference of the OWNER or OWNER's Professional(s), or is delayed as a result of an OWNER's requested Change Order that impacts the critical path, then the CONSTRUCTION MANAGER shall be entitled to compensation in the same manner as set forth in Article 4 of Chapter 1 Additionally, in the event the CONSTRUCTION MANAGER's delay is deemed compensable by a court of competent jurisdiction, then the CONSTRUCTION MANAGER's compensation shall be in accordance of the procedures set forth in Article 4 of Chapter 1.

16.3 **Modifications to Time for Performance**. The CONSTRUCTION MANAGER shall determine and promptly notify the OWNER and the Professional(s) in writing when it believes adjustments to the required dates of Substantial Completion or Final Completion, or other milestone dates required by the OWNER, if any, are necessary, but no such adjustments shall be effective unless approved in writing by the OWNER and Professional(s).

16.4 **Early Completion**. The CONSTRUCTION MANAGER may attempt to achieve Substantial Completion before the required date of Substantial Completion. However, such planned early completion shall be for the CONSTRUCTION MANAGER's sole convenience and shall not create any additional CONSTRUCTION MANAGER's rights or OWNER obligations under this Agreement for Construction Management, nor shall it change the required dates of Substantial Completion or Final Completion. The OWNER shall not pay the CONSTRUCTION MANAGER any additional compensation for achievement of Substantial Completion or Final Completion prior to the required dates nor will the OWNER owe the CONSTRUCTION MANAGER any compensation should the OWNER cause the CONSTRUCTION MANAGER not to achieve Substantial Completion earlier than the required date of Substantial Completion or Final Completion earlier than the required date of Final Completion.

16.5 **Modification Substantial Completion or Final Completion Dates**. The CONSTRUCTION MANAGER may propose modifications to the required dates of Substantial Completion or Final Completion. The OWNER has the discretion to accept or reject such proposals. Any modification to these dates must be formalized through an authorized and accepted change order, explicitly stating the revised date(s). The change order must also specify that all references in this Agreement to the dates of Substantial Completion or Final Completion shall refer to the newly established dates. Consequently, all rights and obligations, including any liability of the CONSTRUCTION MANAGER for liquidated damages, will be based on the modified date(s).

16.6 **Document Submission for Review**. The CONSTRUCTION MANAGER shall provide documents to the OWNER and Professional(s) for review in accordance with the construction schedule detailed in **Appendix "I"**. Submissions must allow sufficient lead time to provide the OWNER and Professional(s) with a reasonable opportunity review, ensuring that all schedule requirements are met.

ARTICLE 17
LIQUIDATED DAMAGES

17.1 **Time of the Essence.** The parties hereto mutually understand and agree that time is of the essence in the performance of this Agreement for Construction Management and that the OWNER will incur damages if the Work is not completed on time. The CONSTRUCTION MANAGER shall at all times carry out its duties and responsibilities as expeditiously as possible and shall perform and complete its services so that (i) the Work progresses in accordance with the Construction Schedule; (ii) the Work is substantially completed by the required date of Substantial Completion; and (iii) the Work is finally complete by the date of Final Completion.

17.2 **Failure to Timely Achieve Completion.** The parties acknowledge that the OWNER will incur significant monetary and other damages if the CONSTRUCTION MANAGER fails to complete the work on time. If the CONSTRUCTION MANAGER, due to its own fault or neglect, fails to achieve Substantial Completion by the specified date in this Agreement, the CONSTRUCTION MANAGER shall pay the OWNER liquidated damages at the rate specified in Chapter 1 for each day of delay until Substantial Completion is achieved or the CONSTRUCTION MANAGER is terminated for default, whichever occurs first. If the CONSTRUCTION MANAGER is terminated for default, the OWNER reserves the right to recover damages separately for delays or impacts attributable to the CONSTRUCTION MANAGER's performance prior to termination. Similarly, if the CONSTRUCTION MANAGER fails to achieve Final Completion by the required date, liquidated damages, as outlined in Chapter 1, shall accrue for each day of unexcused delay.

17.3 **Excusable Delay**. If the CONSTRUCTION MANAGER is delayed in the progress or performance of the Work due to any of the following circumstances, such delays shall be considered an "excusable delay" and will entitle the CONSTRUCTION MANAGER to an extension of the Construction Schedule equal to the length of such delay provided: (i) such delay is not in any way caused by default or collusion on the part of the CONSTRUCTION MANAGER or by any cause which the CONSTRUCTION MANAGER could reasonably control or circumvent; (ii) the CONSTRUCTION MANAGER would have otherwise been able to timely perform all of its obligations under this Agreement for Construction Management but for such delay; and (iii) immediately but not later than seven (7) calendar days after the beginning of any such delay or after CONSTRUCTION MANAGER knows of the delay, the CONSTRUCTION MANAGER gives notice of its delay claim to the OWNER. Excusable delays include: (i) acts or omissions by the OWNER or Professional(s); (ii) changes ordered by the OWNER in the scope of Work; (iii) fire; (iv) unusual delays in transportation; (v) adverse unusual weather conditions not reasonably anticipated by the CONSTRUCTION MANAGER and material or labor shortages resulting therefrom; (vi) unavoidable casualties (including terrorism or acts of God); (vii) causes beyond the CONSTRUCTION MANAGER 's control which the OWNER agrees in writing are justifiable; or (viii) any other cause which the OWNER reasonably determines may justify the delay.

17.3.1. **Concurrent delays**. If delays are caused by a combination of factors, including both the CONSTRUCTION MANAGER's own actions or inactions and the aforementioned excusable delays, such delays are considered "concurrent delays." Concurrent delays are excusable but not compensable. This means that while the CONSTRUCTION MANAGER is entitled to an extension of time for these delays, they are not entitled to additional compensation for any extra costs resulting from the concurrent delays.

17.4 **OWNER's Right to Withhold Payment.** The OWNER may withhold payment to the CONSTRUCTION MANAGER if it reasonably believes that (i) Substantial Completion will be inexcusably delayed; or (ii) the CONSTRUCTION MANAGER will fail to achieve Final Completion by the date of Final Completion. The OWNER shall be entitled, but not required, to withhold an amount equal to the daily rate of liquidated damages specified in this Agreement for each calendar day of unexcused delay from any amounts otherwise due the CONSTRUCTION MANAGER.

17.4.1 Release of Withheld Funds. If the CONSTRUCTION MANAGER overcomes the delay and timely achieves Substantial Completion or Final Completion, or any part thereof, for which the OWNER had withheld payment, the OWNER shall promptly release to the CONSTRUCTION MANAGER the funds that were withheld but no longer applicable as liquidated damages.

17.4.2 Delay due to Labor Disputes. Delay caused by labor disputes, picketing, employee boycotts, or the like which directly or indirectly involves employees of the CONSTRUCTION MANAGER, its subcontractors or suppliers are not the responsibility of the OWNER. Such delays will only be considered for time extensions if agreed in writing by the OWNER at the time such events arise.

ARTICLE 18
CONCEALED AND UNFORESEEN CONDITIONS

18.1 **Notification Regarding Unusual Conditions.** If (i) the CONSTRUCTION MANAGER encounters concealed and unforeseen conditions of an unusual nature which affect the performance of the Work; or (ii) the conditions vary from those indicated by the Construction Documents; and (iii) such conditions are not ordinarily found to exist or differ materially from those generally recognized as inherent in work of the character provided by the CONSTRUCTION MANAGER, the CONSTRUCTION MANAGER shall promptly, but in no event later than three (3) calendar days after first observance of the conditions, or within three (3) calendar days of the CONSTRUCTION MANAGER being notified by a subcontractor of the condition, notify the appropriate Professional(s) and the OWNER before conditions are disturbed and give the Professional(s) or the OWNER opportunity to observe the condition in its undisturbed state.

18.1.1 The conditions will be promptly investigated and, if they differ substantially and cause a material increase or decrease in the CONSTRUCTION MANAGER's cost of, or time required for, performance of the Work, compensation, or time for performance or both will be equitably adjusted.

18.1.2 All adjustments in compensation or extensions of time shall be by change order. From the date of observation of the changed conditions, the CONSTRUCTION MANAGER shall have (21) twenty-one days to make a request for a change order.

18.1.3 The CONSTRUCTION MANAGER's failure to notify the Professional(s) and OWNER as provided in this Article shall constitute a waiver of any claim arising out of or relating to such concealed or unknown condition.

ARTICLE 19
CONSTRUCTION MANAGER'S RECORDS

19.1 **Preparation of Records.** The CONSTRUCTION MANAGER shall, concurrently with performance of its services, prepare substantiating records regarding services rendered and goods furnished.

19.2 **Retention of Records.** The CONSTRUCTION MANAGER shall retain in its records copies of all (i) written communications; (ii) memoranda of verbal communications; (iii) accounting records (including original estimates and estimating work sheets, purchase orders and invoices); (iv) job site notes; (v) daily logs; (vi) reports; (vii) notices; (viii) all subcontract files (including proposals of successful and unsuccessful bidders); (ix) change order files (including documentation covering negotiated settlements); (x) written policies and procedures, (xi) records necessary to evaluate and verify direct and indirect costs (including by way of example overhead allocations, payroll records, time sheets, rental receipts, fixed asset records); and (xii) other documents such as plans, specifications, submittals, correspondence, minutes, memoranda, tape recordings, videos, accounting records, documents reflecting the unit price of construction and other writings or things which document the Project, its design, its cost, and its construction.

19.2.1 The CONSTRUCTION MANAGER shall maintain substantiating records for five (5) years after the date of Final Completion or for any longer period of time as may be required by law or good construction practices. If the CONSTRUCTION MANAGER receives notification of a dispute or the commencement of litigation regarding the Project within this five-year period, the CONSTRUCTION MANAGER shall continue to maintain all Project records until final resolution of the dispute or litigation.

19.2.2 The CONSTRUCTION MANAGER shall, upon fourteen (14) calendar days' request from the OWNER, for good cause secure from its subcontractors and suppliers copies of (i) written communications; (ii) memoranda of verbal communications; (iii) accounting records (including original estimates and estimating work sheets, purchase orders and invoices); (iv) job site notes; (v) daily logs; (vi) reports; (vii) notices; (viii) all subcontract files (including proposals of successful and unsuccessful bidders); (ix) Change Order files (including documentation covering negotiated settlements); (x) written policies and procedures, (xi) records necessary to evaluate and verify direct and indirect costs (including overhead allocations), and (xii) other documents generated with respect to the Project.

19.3 **Access to Records.** The CONSTRUCTION MANAGER, upon the OWNER's request, shall provide access to its Project records during normal business hours to the OWNER, its authorized representative, or any state, federal, or other regulatory authority. These parties shall have the right to audit, inspect, examine, review, and copy the CONSTRUCTION MANAGER's Project records. Such access shall be provided at the requesting party's reasonable expense and within a suitable workspace at the CONSTRUCTION MANAGER's facilities. If the CONSTRUCTION MANAGER fails to provide the requested documentation or records, including those from its subcontractors and suppliers, the OWNER reserves the right to disallow and withhold payment for any costs that cannot be substantiated with appropriate records. This means that any costs related to the incomplete documentation will not be reimbursed under this Agreement, ensuring that only properly documented expenses are considered for payment.

19.4 Public Records / Copyrights.

A. CONSTRUCTION MANAGER acknowledges OWNER's obligations under Article 1, Section 24, Florida Constitution and Chapter 119, Florida Statutes, to release public records to members of the public upon request. CONSTRUCTION MANAGER acknowledges that OWNER is required to comply with Article 1, Section 24, Florida Constitution and Chapter 119, Florida Statutes, in the handling of the materials created under this Agreement and this statute controls over the terms of this Agreement. Upon OWNER's request, CONSTRUCTION MANAGER shall provide OWNER with all requested public records in CONSTRUCTION MANAGER's possession, or shall allow OWNER to inspect or copy the requested records within a reasonable time and at a cost that does not exceed costs as provided under Chapter 119, Florida Statutes.

B. All electronic files, audio and/or video recordings, and all papers pertaining to any activity performed by the CONSTRUCTION MANAGER for or on behalf of the County shall be the property of the County and will be turned over to the County upon request. In accordance with Chapter 119, Florida Statutes, each file and all papers pertaining to any activities performed for or on behalf of the County are public records available for inspection by any person even if the file or paper resides in the contractor's office or facility. The CONSTRUCTION MANAGER shall maintain the files and papers for not less than three (3) complete calendar years after the project has been completed or terminated, or in accordance with any grant requirement, whichever is longer. Prior to the close out of the contract, the CONSTRUCTION MANAGER shall appoint a records custodian to handle any records request and provide the custodian's name and telephone numbers to the County.

C. Any copyright derived from this agreement shall belong to the author. The author and the CONSTRUCTION MANAGER shall expressly assign to the County nonexclusive, royalty free rights to use any and all information provided by the CONSTRUCTION MANAGER in any deliverable and/or report for the County's use which may include publishing in County documents and distribution as the County deems to be in the County's best interests. If anything included in any deliverable limits the rights of the County to use the information, the deliverable shall be considered defective and not acceptable, and the contractor will not be eligible for any compensation.

D. Pursuant to Section 119.0701, Florida Statutes, the CONSTRUCTION MANAGER shall comply with the Florida Public Records' laws, and shall:

(i) Keep and maintain public records that ordinarily and necessarily would be required by the OWNER in order to perform the services identified herein.

(ii) Provide the public with access to public records on the same terms and conditions that the OWNER would provide the records and at a cost that does not exceed the cost provided for by law.

(iii) Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law.

(iv) Meet all requirements for retaining public records and transfer, at no cost, to the OWNER all public records in possession of the contractor upon termination of the contract and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the OWNER in a format that is compatible with the information technology systems of the OWNER.

E. Failure to comply with this Section will be deemed a material breach of this Agreement for which OWNER may terminate this Agreement immediately upon written notice to CONSTRUCTION MANAGER. CONSTRUCTION MANAGER may also be subject to statutory penalties as set forth in Section 119.10, Florida Statutes.

F. **IF CONSTRUCTION MANAGER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO CONSTRUCTION MANAGER's DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONSTRUCTION MANAGER MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS, THE SEMINOLE COUNTY PURCHASING AND CONTRACTS MANAGER, AT 407-665-7116, PURCH@SEMINOLECOUNTYFL.GOV, PURCHASING AND CONTRACTS DIVISION, 1301 E. SECOND STREET, SANFORD, FL 32771.**

ARTICLE 20
PROPRIETARY DOCUMENTS AND CONFIDENTIALITY

20.1 **Nature and Use of Information.** All information, documents, and electronic media furnished by the OWNER to the CONSTRUCTION MANAGER (i) belong to the OWNER; (ii) are proprietary and confidential; (iii) are furnished solely for use on the OWNER's Project; (iv) shall be kept confidential by the CONSTRUCTION MANAGER except for use for this Project; and (v) shall not be used by the CONSTRUCTION MANAGER on any other project or in connection with any other person or entity, unless disclosure or use thereof in connection with any matter other than services rendered to the OWNER hereunder is specifically authorized in writing by the OWNER in advance. The OWNER hereby grants to the CONSTRUCTION MANAGER a limited license to use and reproduce applicable portions of the Construction Documents necessary for execution of the Work. All copies made under this license shall bear the statutory copyright notice, if any, shown on the documents.

20.2 **Disclosure of Information.** The CONSTRUCTION MANAGER shall not disclose any information it receives from the OWNER to any other person or entity except to the extent

necessary to allow it to perform its duties under this Agreement for Construction Management.

20.3 **Instructions to Employees.** Because it is difficult to separate proprietary and confidential information from that which is not, the CONSTRUCTION MANAGER shall instruct its employees and agents to regard all information which is not in the public domain as information which is proprietary and confidential, subject to uses permitted hereunder.

20.4 **Non-Publication.** Submission or distribution of documents to meet official regulatory requirements or for other required purposes in connection with the Project is not to be construed as publication in derogation of the OWNER's common law copyrights or other reserved rights.

ARTICLE 21
GENERAL INSURANCE REQUIREMENTS

21.1 CONSTRUCTION MANAGER, at its sole expense shall maintain the insurance under this Agreement at all times throughout the duration of this Agreement and have this insurance approved by OWNER's Risk Manager with the Resource Management Department. CONSTRUCTION MANAGER shall immediately provided written notice to the OWNER upon receipt of cancellation of an insurance policy or a decision to terminate an insurance policy.

21.1.1. CONSTRUCTION MANAGER shall require and ensure that each of its sub-vendors or subcontractors providing services under this Agreement, if any, procures and maintains adequate insurance, until the completion of their respective services, to protect the interests of OWNER and CONSTRUCTION MANAGER. At a minimum, this will include Workers' Compensation, Commercial General Liability, and Business Auto Liability to the limits required of CONSTRUCTION MANAGER in Appendix D and E. Sub-vendors or subcontractors providing professional services under this Agreement, if any, shall also be required to carry adequate Professional Liability insurance.

21.1.2. Neither approval by OWNER nor failure by OWNER to disapprove the insurance furnished by CONSTRUCTION MANAGER will relieve CONSTRUCTION MANAGER of its full responsibility for liability, damages, and accidents.

21.1.3. Neither OWNER's review of the coverage afforded by or the provisions of the policies of insurance purchased and maintained by CONSTRUCTION MANAGER in accordance with this Section, nor OWNER's decisions to raise or not to raise any objections about either or both, in any way relieves or decreases the liability of CONSTRUCTION MANAGER.

21.1.4. If OWNER elects to raise an objection to the coverage afforded by or the provisions of the insurance furnished, then CONSTRUCTION MANAGER shall promptly provide to OWNER such additional information as OWNER may reasonably request, and

CONSTRUCTION MANAGER shall remedy any deficiencies in the policies of insurance within ten (10) days.

21.1.5. OWNER's authority to object to insurance does not in any way whatsoever give rise to any duty on the part of OWNER to exercise this authority for the benefit of CONSTRUCTION MANAGER or any other party.

21.2 **General Requirements**.

21.2.1. Before commencing Work, CONSTRUCTION MANAGER shall furnish OWNER with a current Certificate of Insurance on a current ACORD Form signed by an authorized representative of the insurer evidencing the insurance required by this Section and the applicable Appendix, either Appendix D (Preconstruction Insurance Requirements), or Appendix E (Construction Insurance Requirements) and including the following as Certificate Holder:

Seminole County, Florida
Seminole County Services Building
1101 E. First Street
Sanford, Florida 32771

The Certificate of Insurance must evidence and all policies must be endorsed to provide the OWNER with not less than thirty (30) days (10 days for non-payment) written notice prior to the cancellation or non-renewal of coverage directly from the Insurer and without additional action of the Insured or Broker. Until such time as the insurance is no longer required to be maintained, CONSTRUCTION MANAGER shall provide OWNER with a renewal or replacement Certificate of Insurance within ten (10) days after the expiration or replacement of the insurance for which a previous certificate has been provided.

21.2.2. In addition to providing the Certificate of Insurance, upon request of the OWNER, CONSTRUCTION MANAGER shall provide OWNER with a certified copy of each of the policies of insurance providing the coverage required by this Agreement within thirty (30) days after receipt of the request. Certified copies of policies may only be provided by the Insurer, not the agent or broker.

21.2.3. Deductible and self-insured retention amounts must be declared to and approved by OWNER and must be reduced or eliminated upon written request from OWNER. The risk of loss within the deductible amount, if any, in the insurance purchased and maintained pursuant to this document must be borne by CONSTRUCTION MANAGER.

21.2.4. The insurer's cost of defense, including attorney's fees and attorney's fees on appeal, must not be included within the policy limits, but must remain the responsibility of the insurer for all General Liability, Auto Liability, Employers' Liability, and Umbrella Liability coverages.

21.2.5. In the event of loss covered by Property Insurance, the proceeds of a claim must be paid to OWNER and OWNER shall apportion the proceeds between OWNER and CONSTRUCTION MANAGER as their interests may appear.

21.2.6. Additional Insured: Seminole County, Florida, its commissioners, officials, officers, and employees must be included as Additional Insureds under General Liability, Umbrella Liability, Business Auto Liability, and Pollution Liability. Such policies shall provide exception to any "Insured versus Insured" exclusion for claims brought by or on behalf of Additional Insureds.

21.2.7. Coverage: The insurance provided by CONSTRUCTION MANAGER pursuant to this Agreement must apply on a primary and non-contributory basis and any other insurance or self-insurance maintained by the Seminole County Board of County Commissioners or OWNER's officials, officers, or employees must be in excess of and not contributing with the insurance provided by CONSTRUCTION MANAGER.

21.2.8. Waiver of Subrogation: All policies must be endorsed to provide a Waiver of Subrogation clause in favor of the Seminole County, Florida and its respective officials, officers, and employees. This Waiver of Subrogation requirement does not apply to any policy that includes a condition that specifically prohibits such an endorsement or voids coverage should the Named Insured enter into such an agreement on a pre-loss basis.

21.2.9. Provision: Commercial General Liability and Umbrella Liability Policies required by this Agreement must be provided on an occurrence rather than a claims-made basis.

21.3 Insurance Company Requirements. Insurance companies providing the insurance must meet the following requirements:

(i) Such companies must be either: (a) authorized by maintaining Certificates of Authority or Letters of Eligibility issued to the companies by the Florida Office of Insurance Regulation to conduct business in the State of Florida, or (b) with respect only to the coverage required by this agreement for Workers' Compensation/Employers' Liability, authorized as a group self-insurer by Section 624.4621, Florida Statutes (2023), as this statute may be amended from time to time.

(ii) In addition, such companies other than those authorized by Section 624.4621, Florida Statutes (2023), as this statute may be amended from time to time, must have and maintain a Best's Rating of "A-" or better and a Financial Size Category of "VII" or better according to A.M. Best Company.

(iii) If, during the period which an insurance company is providing the insurance coverage required by this Agreement, an insurance company, (A) loses its Certificate of Authority or Letter of Eligibility, (B) no longer complies with Section 624.4621, Florida Statutes (2023), as this statute may be amended from time to time, or (C) fails to maintain the Best's Rating and Financial Size Category, then CONSTRUCTION MANAGER shall immediately

notify OWNER as soon as CONSTRUCTION MANAGER has knowledge of any such circumstance and, upon request of OWNER, immediately replace the insurance coverage provided by the insurance company with a different insurance company meeting the requirements of this Agreement. Until such time as CONSTRUCTION MANAGER has replaced the unacceptable insurer with an insurer acceptable to the OWNER, CONSTRUCTION MANAGER will be deemed to be in default of this Agreement.

21.4 Specifications. Without limiting any of the other obligations or liabilities of CONSTRUCTION MANAGER, CONSTRUCTION MANAGER, at CONSTRUCTION MANAGER's sole expense, shall procure, maintain, and keep in force amounts and types of insurance conforming to the minimum requirements set forth in the applicable Appendix, either Appendix D (Preconstruction Insurance Requirements), or Appendix E (Construction Insurance Requirements). Except as otherwise specified in this Agreement, the insurance must become effective prior to the commencement of Work by CONSTRUCTION MANAGER and must be maintained in force until final completion or such other time as required by this Agreement.

The amounts and types of insurance must conform to the following minimum requirements:

21.4.1. **Worker's Compensation/Employer's Liability**.

21.4.1.1. CONSTRUCTION MANAGER's insurance must cover CONSTRUCTION MANAGER and its subcontractors of every tier for those sources of liability which would be covered by the latest edition of the standard Workers' Compensation and Employers Liability Policy (NCCI Form WC 00 00 00 A), as filed for use in Florida by the National Council on Compensation Insurance. In addition to coverage for the Florida Workers' Compensation Act, where appropriate, coverage is to be included for the United States Longshoremen and Harbor Workers' Compensation Act, Federal Employers' Liability Act and any other applicable federal or state law.

21.4.1.2. Subject to the restrictions of coverage found in the standard Workers' Compensation and Employers Liability Policy, there must be no maximum limit on the amount of coverage for liability imposed by the Florida Workers' Compensation Act, and if applicable, the United States Longshoremen's and Harbor Workers' Compensation Act or any other coverage customarily insured under Part One of the standard Workers' Compensation and Employers Liability Policy.

21.4.1.3. The minimum limits to be maintained by CONSTRUCTION MANAGER are as specified in the applicable Appendix, either Appendix D (Preconstruction Insurance Requirements), or Appendix E (Construction Insurance Requirements), depending on the phase of the Project.

21.4.1.4. If CONSTRUCTION MANAGER asserts an exemption to the provisions of Chapter 440, Florida Statutes, Workers' Compensation (2023), as this statute may be amended from time to time, CONSTRUCTION MANAGER shall

provide notification to OWNER's Risk Manager with the Resource Management Department and shall complete the OWNER's Workers' Compensation Waiver Request. Approval of exemption is subject to OWNER's sole discretion. If approved, the named individuals listed in OWNER'S approved exemption will be the only individuals authorized to perform work under this Agreement.

21.4.1.5. Any vendor or contractor, including CONSTRUCTION MANAGER, using an employee leasing company must complete the OWNER'S Leased Employee Affidavit.

21.4.2. **Commercial General Liability**.

21.4.2.1. CONSTRUCTION MANAGER's insurance must cover CONSTRUCTION MANAGER for those sources of liability which would be covered by the latest edition of the standard Commercial General Liability Coverage Form (ISO Form CG 00 01), as filed for use in the State of Florida by the Insurance Services Office, or equivalent acceptable to OWNER. Such coverage must not contain any endorsements excluding or limiting Products/Completed Operations, Contractual Liability, or Separation of Insureds. If CONSTRUCTION MANAGER's work, or work under its direction, control, or sub-contract, requires blasting, explosive conditions, or underground operations, the comprehensive general liability coverage shall contain no exclusion relative to blasting, explosion, collapse of structures, or damage to underground property.

21.4.2.2. ISO Endorsement CG 20 10 or CG 20 26 and CG 20 37 or their equivalent must be used to provide such Additional Insured status.

21.4.2.3. The minimum limits to be maintained by CONSTRUCTION MANAGER are as specified in the applicable Appendix, either Appendix D (Preconstruction Insurance Requirements), or Appendix E (Construction Insurance Requirements), depending on the phase of the Project.

21.4.3. **Business Auto Liability**.

21.4.3.1. CONSTRUCTION MANAGER's insurance must cover CONSTRUCTION MANAGER for those sources of liability which would be covered by Section II of the latest edition of the standard Business Auto Policy (ISO Form CA 00 01), as filed for use in the State of Florida by the Insurance Services Office. Coverage must include owned, non-owned, and hired autos or any auto. In the event CONSTRUCTION MANAGER does not own automobiles, CONSTRUCTION MANAGER shall maintain coverage for hired and non-owned auto liability, which may be satisfied by way of endorsement to the Commercial General Liability policy or separate Business Auto Liability policy. If the contract involves operations governed by Sections 29 or 30 of the Motor Carrier Act of 1980, endorsement MCS-90 is required.

21.4.3.2. If CONSTRUCTION MANAGER'S operations involve pollutants as defined in the ISO Form CA 00 01, Form CA9948, Pollution Liability – Broadened Coverage for Covered Autos, is required.

21.4.3.3. The minimum limits to be maintained by CONSTRUCTION MANAGER are as specified in the applicable Appendix, either Appendix D (Preconstruction Insurance Requirements), or Appendix E (Construction Insurance Requirements), depending on the phase of the Project.

21.4.4. **Excess/Umbrella Liability**.

21.4.4.1. Prior to the start of construction, CONSTRUCTION MANAGER shall evidence Excess/Umbrella Liability coverage. CONSTRUCTION MANAGER's insurance must follow form above the Commercial General Liability, Automobile Liability, and Employer's Liability policies.

21.4.4.2. The minimum limits to be maintained by CONSTRUCTION MANAGER are as specified in the applicable Appendix, either Appendix D (Preconstruction Insurance Requirements), or Appendix E (Construction Insurance Requirements), depending on the phase of the Project.

21.4.5. **Pollution Liability**.

21.4.5.1. Prior to the start of construction, CONSTRUCTION MANAGER shall evidence Pollution Liability coverage. CONSTRUCTION MANAGER's insurance must cover CONSTRUCTION MANAGER for all of the following: (i) bodily injury, sickness, disease, mental anguish, or shock sustained by any person, including death; (ii) Property damage including physical injury to or destruction of tangible property including the resulting loss of use of such property, cleanup costs, and the loss of use of tangible property that has not been physically injured or destroyed; (iii) Defense costs including costs, charges, and expenses incurred in the investigation, adjustment, or defense of claims for such compensatory damages.

21.4.5.2. If CONSTRUCTION MANAGER is operating a hazardous or non-hazardous treatment, storage, or disposal facility, coverage for losses that arise from the insured facility that is accepting the waste.

21.4.5.3. Coverage must apply to sudden and non-sudden pollution conditions including the discharge, dispersal, release or escape of smoke, vapors, soot, fumes, acids, alkalis, toxic chemicals, liquids or gases, waste materials or other irritants, contaminants or pollutants into or upon land, the atmosphere or any watercourse or body of water, which results in Bodily Injury or Property Damage.

21.4.5.4. The minimum limits to be maintained by CONSTRUCTION MANAGER are as specified in the applicable Appendix, either Appendix D (Preconstruction Insurance Requirements), or Appendix E (Construction Insurance Requirements), depending on the phase.

21.4.6. **Professional Liability**. CONSTRUCTION MANAGER shall maintain an Errors & Omissions Liability Policy providing professional liability coverage for any damages by wrongful acts, errors, or omissions.

21.4.6.1. In the event that the professional liability insurance required by this contract is written on a claims-made basis, CONSTRUCTION MANAGER warrants that any retroactive date under the policy will precede the effective date of this Agreement and that either continuous coverage will be maintained, or an extended discovery period will be exercised for a period of three (3) years beginning at the time work under this contract is completed.

21.4.6.2. If CONSTRUCTION MANAGER contends that any of the insurance it maintains pursuant to other sections of this clause satisfies this requirement (or otherwise insures the risks described in this section), then CONSTRUCTION MANAGER shall provide proof of such satisfactory coverage, subject to approval of OWNER.

21.4.6.3. The minimum limits to be maintained by CONSTRUCTION MANAGER are as specified in the applicable Appendix, either Appendix D (Preconstruction Insurance Requirements), or Appendix E (Construction Insurance Requirements), depending on the phase.

21.4.7. **Builder's Risk**.

21.4.7.1. Prior to the start of construction, the CONSTRUCTION MANAGER shall provide All Risk Coverage no more restrictive than that afforded by the latest editions of Insurance Services Office Forms CP 00 20 and CP 10 30.

21.4.7.2. Waiver of Occupancy Clause or Warranty: Policy must be specifically endorsed to eliminate any "Occupancy Clause" or similar warranty or representation that the building(s), addition(s), or structure(s) in the course of construction must not be occupied without specific endorsement of the policy. The policy must be endorsed to provide that Builder's Risk coverage will continue to apply until final acceptance of the building(s), addition(s), or structure(s) by the OWNER.

21.4.7.3. The policy must be written on a replacement cost/completed value basis in an amount at least equal to 100% of the projected completed value of the Work, as well as subsequent modifications of that sum due to Change Orders, including Soft Cost Coverage, Loss of Use/Delay in Start-up Costs, which must at a minimum include additional expenses for interest, legal, consulting, insurance, architectural and engineering, contractor's overhead and general Conditions, and equipment rental and must contain an agreed amount endorsement waiving any coinsurance penalty.

21.4.7.4. Such insurance must cover all property during construction and testing, materials while stored onsite and offsite and while in transit and must include

the OWNER, CONSTRUCTION MANAGER, Consultants, Contractors, and Subcontractors to the Project as Named Insured's. No crane, boom, jig, or weight exclusion may apply.

21.4.7.5. Loss Payee: The Board of County Commissioners of Seminole County, Florida, must be included as loss payee.

21.4.7.6. The minimum limits to be maintained by CONSTRUCTION MANAGER are as specified in the applicable Appendix, either Appendix D (Preconstruction Insurance Requirements), or Appendix E (Construction Insurance Requirements), depending on the phase.

21.5 The maintenance of the insurance coverage set forth in this Section may not be construed as to limit or have the effect of limiting CONSTRUCTION MANAGER's liability under the provisions concerning indemnification or any other provision of this Agreement.

ARTICLE 22
GENERAL BOND REQUIREMENTS

22.1 **General Bond Requirements.** In accordance with section 255.05, Florida Statutes, the CONSTRUCTION MANAGER shall furnish performance and payment bond(s), each in an amount not less than the Construction Price, inclusive of any modifications through change orders. Each bond shall:

22.1.1 Be issued by a surety authorized to conduct business in Florida and approved by the OWNER;

22.1.2 Be in a form that meets the standards established by the OWNER and includes all necessary statutory requirements;

22.1.3 Incorporate by reference all terms and conditions of this Agreement for Construction Management, ensuring full compliance with its provisions;

22.1.4 Be accompanied by a power of attorney certifying that the person(s) executing the bond have the authority to do so; and

22.1.5 Clearly state the names, addresses, and contact information of the CONSTRUCTION MANAGER, surety, and OWNER, as well as the contract and bond number and a detailed description of the Project.

22.2 **Delivery of Bonds.** The CONSTRUCTION MANAGER shall deliver any required bond(s), check(s) for all recording fees, and power(s) of attorney to the OWNER prior to commencement of the Work. All costs associated with procuring and recording the bonds shall be considered part of the general conditions cost. The OWNER shall not release any payments to the CONSTRUCTION MANAGER until all bond-related requirements are satisfied.

ARTICLE 23
OWNER'S RIGHT TO STOP WORK OR RIGHT TO CARRY OUT WORK

23.1 **Cease and Desist Order.** If the CONSTRUCTION MANAGER fails or refuses to perform the Work or correct defective Work as required, or persistently fails to carry out the Work in accordance with this Agreement, the OWNER may issue a written notice, ordering the CONSTRUCTION MANAGER to cease and desist any portion of the Work until the issue is resolved to the OWNER's satisfaction. Upon receipt of such notice, the CONSTRUCTION MANAGER must immediately stop the specified Work and not resume until the OWNER provides authorization.

23.1.1 The CONSTRUCTION MANAGER shall not be entitled to an adjustment in the time for performance or the Construction Price under this clause since such stoppages are considered to be the fault of the CONSTRUCTION MANAGER.

23.1.2 The OWNER's right to stop Work does not impose any duty on the OWNER to exercise this right for the benefit of the CONSTRUCTION MANAGER or others.

23.1.3 If the OWNER issues a written cease and desist order and the CONSTRUCTION MANAGER fails, within seven (7) calendar days, to provide adequate assurance that the cause of the order will be resolved, the OWNER may proceed to carry out the Work in accordance with Paragraph 23.2, using its own forces, or those of another contractor, with the CONSTRUCTION MANAGER being responsible for the cost of performing such Work.

23.1.4 The rights detailed herein are additional to, and do not limit, any other rights or remedies the OWNER may have against the CONSTRUCTION MANAGER.

23.2 **Right to Carry Out Work.** If the CONSTRUCTION MANAGER defaults or neglects to perform the Work according to the Contract Documents and fails to commence and continue correction of such default or neglect within seven (7) days of receiving the OWNER's notice as set forth in Paragraph 23.1.3, the OWNER may issue a second written notice. The second notice shall require correction of the deficiencies withing three (3) days of receipt. If the CONSTRUCTION MANAGER does not correct the deficiencies, the OWNER may, without prejudice to other remedies available to the OWNER, correct the deficiencies and issue a Change Order deducting the reasonable costs of corrections, including OWNER's expenses and compensation for additional services by the Professional, from the Contract Price. Such action by the OWNER and charges are subject to the Professional's prior approval. If payments due to the CONSTRUCTION MANAGER are insufficient to cover these costs, the CONSTRUCTION MANAGER must pay the difference to the OWNER.

ARTICLE 24 TERMINATION OR SUSPENSION OF AGREEMENT FOR CONSTRUCTION MANAGEMENT

24.1 Termination for Cause by OWNER.

24.1.1 For purposes of this Agreement, "Termination for Cause" refers to the OWNER's right to terminate this Agreement for Construction Management if the CONSTRUCTION MANAGER materially breaches the Agreement. As such, the CONSTRUCTION MANAGER materially breaches this Agreement by:

(i) Failing or refusing to properly manage or perform the Project;

(ii) Failing or refusing to supply sufficient skilled workers, proper materials, or maintain applicable schedules;

(iii) Failing or refusing to make prompt payment to subcontractors or suppliers;

(iv) Disregarding laws, ordinances, rules, regulations or orders of any authority or authority having jurisdiction over the Project;

(v) Failing or refusing to substantially perform in accordance with this Agreement for Construction Management, as determined by the OWNER, or as otherwise defined herein; or

(vi) Failing or refusing to substantially perform in accordance with any other agreement between the OWNER and CONSTRUCTION MANAGER.

24.1.2 Upon identifying a breach, the OWNER will issue a written notice specifying the nature of the default and requesting that the CONSTRUCTION MANAGER cure the default within seven (7) calendar days from the date of the notice. If the CONSTRUCTION MANAGER fails to initiate or diligently continue the cure, the OWNER may issue a subsequent written notice requiring the default be cured within three (3) calendar days. If the breach remains, the OWNER may notify the CONSTRUCTION MANAGER in writing of its intent to immediately terminate this Agreement, and the OWNER, without prejudice to any other rights or remedies, undertake the following actions:

(i) Complete all or any part of the Work, including supplying workers, material and equipment which the OWNER deems expedient to complete the Work;

(ii) Contract with others to complete all or any part of the Work, including supplying workers, material, and equipment which the OWNER deems expedient to complete the Work;

(iii) Take such other action as is necessary to correct such failure;

(iv) Take possession of all materials, tools, construction equipment and machinery on the Site owned or leased by the CONSTRUCTION MANAGER that were purchased for and intended to become a part of the

Project. For leased equipment, the CONSTRUCTION MANAGER shall facilitate the continued use of the equipment or promptly secure a suitable substitute to prevent delays to the Project;

(v) Directly pay the CONSTRUCTION MANAGER's subcontractors and suppliers compensation due to them from the CONSTRUCTION MANAGER;

(vi) Finish the Work by whatever method the OWNER may deem expedient; and/or

(vii) Require the CONSTRUCTION MANAGER to assign the CONSTRUCTION MANAGER's right, title, and interest in any or all of CONSTRUCTION MANAGER's subcontracts or orders to the OWNER.

24.1.3 If the OWNER takes possession of all materials, tools, construction equipment and machinery on the Site owned or leased by the CONSTRUCTION MANAGER as a result of OWNER's decision to terminate for cause, the CONSTRUCTION MANAGER's will be fairly compensated either through purchase or rental at the election of the OWNER. Compensation, however, is subject to the OWNER's right to recover damages resulting from the termination.

24.1.4 If the OWNER terminates this Agreement for Construction Management for Cause, and it is subsequently determined by a court of competent jurisdiction that such termination was without cause, then in such event, said termination shall be deemed a termination for convenience.

24.2 **Termination Due to Unavailability of Funds.** When funds are not appropriated or otherwise made available to support continuation of performance under this Agreement for Construction Management, the CONSTRUCTION MANAGER will be promptly notified in writing and the Agreement shall be cancelled. The CONSTRUCTION MANAGER shall be reimbursed for the reasonable non-recurring costs incurred not amortized and for any fees earned on those costs. This includes prices of the goods or services delivered under this Agreement and reasonable documented demobilization costs.

24.3 **Termination or Suspension for Convenience.** The OWNER may at any time give written notice to the CONSTRUCTION MANAGER terminating this Agreement for Construction Management or suspending the Project, in whole or in part, for the OWNER's convenience and without cause ("Termination for Convenience"). If the OWNER suspends the Project for Convenience, the CONSTRUCTION MANAGER shall immediately reduce its staff, services and outstanding commitments in order to minimize the cost of suspension. If the OWNER terminates for Cause, and it is subsequently determined that the grounds for the cause did not exist, the Termination for Cause shall be deemed a Termination for Convenience pursuant to this clause, effective from the original Termination for Cause notice date.

24.4 **CONSTRUCTION MANAGER's Compensation Upon Termination for Cause or Convenience.** If this Agreement for Construction Management is (i) terminated by the OWNER for Cause or Convenience, or (ii) suspended by the OWNER for more than three

(3) months, the OWNER shall only pay the CONSTRUCTION MANAGER for work actually and satisfactorily performed prior to the effective termination date, the fee earned through termination as well as a portion of the fee earned through the date of termination.

24.4.1 Compensation shall be limited to reasonable costs incurred in performing the work up to the date of termination, excluding any overhead or profit associated with unperformed work or anticipated profit.

24.4.2 The CONSTRUCTION MANAGER shall also be reimbursed for reasonable costs incurred in settling and paying claims arising out of the termination of subcontracts or supplier orders, excluding amounts that are covered under other provisions of this Agreement. Reasonable costs for this purpose shall include:

(i) Actual costs paid: the amounts actually paid to subcontractors or suppliers to settle claims, provided that these amounts are consistent with the original terms of the subcontracts or supplier orders;

(ii) Verification of Claims: Costs will be considered reasonable only if they are substantiated with documentation, such as invoices, receipts, or payment records, demonstrating that the claimed amounts were necessary and directly related to the terminated portion of the Work;

(iii) Mitigation of Cost: The CONSTRUCTION MANAGER must demonstrate that efforts were made where possible, such as negotiating lower settlement amounts or canceling orders without penalty;

(iv) Exclusion of Profit on Settled Claims: The CONSTRUCTION MANAGER shall not include any overhead, profit, or markup on settled claims. Only the actual amounts paid to third parties to discharge the claims will be considered; and

(v) Approval by OWNER: All claimed costs must be reviewed and approved by OWNER or an appointed representative. The OWNER reserves the right to audit or require additional justification for any costs deemed excessive or unrelated to the termination.

24.5 **CONSTRUCTION MANAGER's Compensation When OWNER Terminates for Cause.** If the OWNER terminates this Agreement for Construction Management for Cause, the CONSTRUCTION MANAGER shall be paid for all Work performed in compliance with the project specifications and accepted by the OWNER through the date of termination, less any costs, damages, or expenses incurred by the OWNER as a result of the CONSTRUCTION MANAGER's default, including applicable liquidated damages. No further payments shall be made until the OWNER determines all outstanding claims, costs, damages resulting from the termination, whether through settlement, litigation, or other resolution. Additionally, the CONSTRUCTION MANAGER shall reimburse the OWNER for any additional costs or expenses incurred as a result of the default.

24.6 **Limitation in Termination Compensation.** Regardless of the reason for termination, the total amount payable to the CONSTRUCTION MANAGER shall not exceed the adjusted

Contract Construction Price, minus any payments already made and penalties or deductions incurred under this Agreement. Payments will not include any duplication of compensation.

24.7 **CONSTRUCTION MANAGER's Responsibility Upon Termination.** Irrespective of the reason for termination or the party terminating, if this Agreement for Construction Management is terminated, the CONSTRUCTION MANAGER shall, unless notified otherwise by the OWNER:

24.7.1 Immediately stop work to the extent requested and ensure the site and structures are made safe;

24.7.2 Terminate or assign outstanding orders and subcontracts to OWNER, if requested;

24.7.3 Settle any liabilities and claims arising from the termination of subcontracts and orders; and

24.7.4 Transfer title and deliver to the OWNER such completed or partially completed Work, and, if paid for by the OWNER, materials, equipment, parts, fixtures, information, and such contract rights as the CONSTRUCTION MANAGER has.

24.8 **Lack of Duty to Terminate.** The right of either party to terminate or suspend the Work, as provided herein, shall not impose an obligation on the terminating party to exercise such right for the benefit of the other party or any third parties. Neither the OWNER or the CONSTRUCTION MANAGER shall be required to terminate or suspend the Agreement solely for the benefit of the other party or to avoid potential claims or disputes arising from such termination or suspension. The decision to terminate or suspend the Agreement remains at the sole discretion of the party exercising such right.

24.9 **Limitation on Termination Claim.** If the CONSTRUCTION MANAGER does not submit a claim for termination compensation within one (1) year from the effective date of termination, the OWNER shall only be liable for payment for services actually performed and expenses actually incurred up to the termination date. Any claims submitted after this one-year period shall not be considered, and the OWNER shall have no further liability beyond what is due for work completed and expenses incurred before termination.

ARTICLE 25
APPLICABLE LAW AND DISPUTE RESOLUTION

25.1 **Applicable State Law.** This Agreement for Construction Management shall be deemed to be entered into in and shall be interpreted under the laws of the state of Florida.

25.2 **Court Actions.** Except as expressly prohibited by law:

25.2.1 All legal actions hereunder shall be conducted only in state court or federal court districts where the Project is located and having subject matter jurisdiction over the matter in controversy except that any final judgment may be enforced in other jurisdictions in any manner provided by law;

25.2.2 The choice of jurisdiction and venue described in the preceding paragraph shall be mandatory and not permissive in nature, thereby precluding the possibility of litigation or trial in any jurisdiction or venue other than that specified herein;

25.2.3 The parties waive any right to assert the doctrine of *forum non conveniens* or to object to venue; and

25.2.4 The parties waive any right to a jury trial, and agree that all legal actions shall be tried, both as to factual and legal issues, only to the Court.

25.3 **Mutual Discussion.** In case of any dispute, claim, question or disagreement, arising from or relating to the Project or arising out of this Agreement for Construction Management or the breach thereof, the parties shall first attempt resolution through mutual discussion.

25.4 **Facilitative Mediation.** If the parties cannot resolve any dispute, claim, question, or disagreement arising from or relating to the Project or arising out of this Agreement for Construction Management or the breach thereof through mutual discussion, the parties shall in good faith participate in private, non-binding facilitative mediation seeking a just and equitable solution satisfactory to all parties. In the event that mediation pursuant to this section was not conducted within six (6) months prior to the initiation of any Court Action or litigation of any dispute, claim, question, or disagreement hereunder, the parties shall participate in the mediation described herein of the issues described in the Court Action or litigation within three (3) months of the initiation of any such Court Action or litigation.

25.4.1 All parties to a mediation shall promptly provide all other parties to the mediation with copies of essential documentation relevant to the support or defense of the matter being mediated.

25.4.2 The parties shall not be required to mediate for a period greater than ninety-one (91) calendar days unless otherwise agreed to in writing by the parties. The parties shall share equally any administrative costs and fees of such proceedings but shall each be responsible for their own expenses otherwise incurred.

25.4.3 In the event that the statute of limitations would run during the required mediation period, either party may institute litigation so as to avoid the running of such statute upon the condition that such party immediately seek a stay of such litigation pending the conclusion of the mediation period.

25.4.4 During the course of mediation, any party to the mediation may apply for injunctive relief from any court of competent jurisdiction until the mediation period expires or the dispute is otherwise resolved.

25.4.5 The OWNER, the Professional(s), the CONSTRUCTION MANAGER, and any other parties involved in any way in the design or construction of the Project are each required to engage in mediation before initiating any litigation. This obligation applies to any party that has signed this Agreement for Construction Management, an agreement incorporating this Agreement by reference, or any other related agreement mandating mediation. Each party agrees to be joined in

mediation with other parties under any such agreement. If multiple mediations are commenced under these agreements and any party asserts that the mediations are substantially related, the mediations may be consolidated and conducted by the mediator selected in the earliest-commenced mediation.

25.5 **Conflicting Dispute Resolution Provisions.** Neither party to this Agreement for Construction Management shall enter into any contract with regard to the Project which directly or indirectly gives the right to resolve any dispute with, involving, or affecting the other to any other person or legal entity which is in conflict with the dispute resolution procedures required by this Article.

25.6 **Arbitration Preclusion.** In case of a dispute relating to the Project, or arising out of this Agreement for Construction Management, no party to this Agreement for Construction Management shall be required to participate in or be bound by, any arbitration proceedings.

25.7 **Performance During Dispute Resolution.** The OWNER and the CONSTRUCTION MANAGER agree that pending the resolution of any dispute, controversy, or question, the OWNER and the CONSTRUCTION MANAGER shall each continue to perform their respective obligations without interruption or delay, and the CONSTRUCTION MANAGER shall not stop or delay the performance of the Work as long as CONSTRUCTION MANAGER continues to be paid for undisputed amounts.

25.8 **Claims and Disputes.**

25.8.1 For purposes of this Agreement for Construction Management, a claim is a demand by one of the parties seeking an adjustment or interpretation of the Contract Documents, Contract Price, Contract Time, or seeking resolution to other disputes or matters in question between the OWNER and the CONSTRUCTION MANAGER. Claims must be initiated by written notice to the Professional and any other party within twenty-one (21) calendar days after reasonably recognizing that the event giving rise to the claim has or will have a cost or schedule impact, unless another provision of this Agreement for Construction Management sets a different time. Pending final resolution of a claim, except as otherwise agreed to in writing executed by the parties, the CONSTRUCTION MANAGER shall proceed diligently with performance of the Agreement for Construction Management and the OWNER shall continue to make payments in accordance with the Contract Documents. A claim shall be filed in accordance with this paragraph if the CONSTRUCTION MANAGER believes that additional cost is involved for reasons including but not limited to (i) a written interpretation from the Professional; (ii) an order by the OWNER to stop the Work where the CONSTRUCTION MANAGER was not at fault; (iii) a written order for a minor change in the Work issued by the Professional; (iv) failure of payment by the OWNER; (v) termination of this Agreement for Construction Management by the OWNER; (vi) OWNER's suspension; or (vii) other reasonable grounds.

25.8.2 Claims shall be referred initially to the Professional for decision. An initial decision by the Professional shall be required as a condition precedent to mediation, arbitration, or litigation of all claims between the CONSTRUCTION MANAGER

and the OWNER, unless thirty (30) calendar days have passed after the claim has been referred to the Professional with no decision having been rendered by the Professional. The Professional shall not decide disputes between the CONSTRUCTION MANAGER and persons or entities other than the OWNER.

25.8.3 The Professional shall review claims within ten (10) calendar days of receipt and shall either (i) request additional supporting data from the claimant or a response with supporting data from the other party, to be submitted to the Professional within ten (10) calendar days of receipt of the request; (ii) reject the claim in whole or in part; (iii) approve the claim; (iv) suggest a compromise; or (v) advise the parties that the Professional is unable to resolve the claim. The Professional shall have the option to seek information from or consult with either party or other persons with special knowledge who may assist the Professional in rendering a decision. The Professional may also retain other persons as necessary with prior written approval of the OWNER and at the OWNER's expense.

25.8.4 The Professional shall issue a written decision on any claim, including the reasons for the decision and any resulting changes to the Contract Price or Time. After the Professional renders the decision, the parties have thirty (30) calendar days to request mediation. If mediation is not requested within this period, the Professional's decision will be considered final and binding on both the OWNER and the CONSTRUCTION MANAGER.

25.8.5 Upon receiving a claim against the CONSTRUCTION MANAGER, the Professional or the OWNER may, but is not obligated to, notify the surety, if any, of the nature and amount of the claim. If the claim relates to the possibility of the CONSTRUCTION MANAGER's default, the Professional or the OWNER may, but is not obligated to, notify the surety and request the surety's assistance in resolving the controversy.

ARTICLE 26
DAMAGES AND REMEDIES

26.1 **CONSTRUCTION MANAGER's Repair.** The CONSTRUCTION MANAGER shall, at its expense, promptly correct, repair, or replace all goods, products, materials, systems, labor and services which do not comply with the warranties and guarantees set forth in this Agreement, or any other applicable warranty or guarantee.

26.2 **CONSTRUCTION MANAGER's Reimbursement.** The CONSTRUCTION MANAGER shall promptly reimburse the OWNER for any expenses or damages incurred by the OWNER as a result of (i) the CONSTRUCTION MANAGER's failure to substantially perform in accordance with the terms of this Agreement for Construction Management; (ii) deficiencies or conflicts in the Construction Documents directly attributable to the CONSTRUCTION MANAGER or of which the CONSTRUCTION MANAGER was or should have been reasonably aware; (iii) breach of the warranties and guarantees set forth in this Agreement for Construction Management or any other applicable warranty or guarantee; or (iv) other acts or omissions of the CONSTRUCTION MANAGER.

26.3 **General Indemnity.** To the fullest extent permitted by law the CONSTRUCTION MANAGER shall hold harmless, indemnify, and, to the extent applicable, defend the OWNER, its officers, employees, and agents from and against any and all claims, damages, demands, suits, liabilities, losses, costs, fees and expenses (including reasonable attorney's fees and expert witness fees), to the extent caused by negligence, intentional wrongful acts, or breach of this Agreement by the CONSTRUCTION MANAGER or by the CONSTRUCTION MANAGER's subcontractors, suppliers, or their agents, employees, or servants, arising out of or resulting from the performance of the Work. This obligation extends to claims arising from bodily injury, sickness, death, or property damage (except to the Work itself but including loss of use) caused by the acts or omissions of the CONSTRUCTION MANAGER. The CONSTRUCTION MANAGER's obligations under this Article shall not extend to the liability of OWNER, the Professional(s), their consultants, or their agents and employees.

26.3.1 To the fullest extent permitted by law, the CONSTRUCTION MANAGER, on behalf of itself and its subcontractors and suppliers, and their respective agents, employees, and servants, expressly waives any and all statutory or common law immunity or damage limitations under workers' compensation, disability benefits, or similar statutes. This waiver ensures that such statutory limitations do not reduce or restrict the indemnification obligations set forth in this provision.

26.4 **Intellectual Property Indemnity.** To the fullest extent permitted by law, the CONSTRUCTION MANAGER shall hold harmless, and indemnify the OWNER and the OWNER's Related Parties from and against any and all liability, loss, claims, damages, losses, and expenses (including reasonable attorneys' fees and expert witnesses fees), to the extent caused by the CONSTRUCTION MANAGER's infringement of patent rights, copyrights, or other intellectual property rights, except with respect to designs, processes or products of a particular manufacturer expressly required by the OWNER or Professional(s) in writing. If the CONSTRUCTION MANAGER has reason to believe the use of a required design, process or product is an infringement of a patent, the CONSTRUCTION MANAGER shall be responsible for such loss unless such information is promptly given to the OWNER.

26.5 **Non-Exclusivity of OWNER's Remedies.** The OWNER's choice of any remedy for breach of this Agreement shall not limit or preclude the OWNER from pursuing any other remedy available under this Agreement or by law. Remedies specified in this Agreement are cumulative and not exclusive of any other legal remedies, unless expressly excluded. For delays, the OWNER's sole remedy is limited to liquidated damages as outlined in this Agreement.

26.6 **Waiver of Damages.** The CONSTRUCTION MANAGER and OWNER mutually waive any claims for, and shall not be entitled to, damages related to lost profits, lost business opportunities, unabsorbed overhead, or any indirect or consequential damages.

26.7 **Interest.** The OWNER shall be entitled to interest on any amount due from the CONSTRUCTION MANAGER that remain unpaid for (30) thirty days after they are deemed due, whether resulting from a dispute resolution or otherwise. Interest shall be calculated in accordance with the method set forth in Paragraph 15.8 of this Chapter.

ARTICLE 27
MISCELLANEOUS PROVISIONS

27.1 **Integration.** This Agreement for Construction Management represents the entire and integrated agreement between the OWNER and the CONSTRUCTION MANAGER, and supersedes all prior negotiations, representations, or agreements, either written or oral, for the Project. This Agreement for Construction Management may be amended only by written instruments signed by both the OWNER and the CONSTRUCTION MANAGER and is subject to such reasonable modifications as may be required by the OWNER's lender(s) or insurer(s), if any.

27.2 **Severability.** If any provision of this Agreement for Construction Management, or the application thereof, is determined to be invalid or unenforceable, the remainder of that provision and all other provisions shall remain valid and enforceable.

27.3 **Waiver.** No provision of this Agreement for Construction Management may be waived except by written agreement of the parties. A waiver of any provision on one occasion shall not be deemed a waiver of that provision on any subsequent occasion, unless specifically stated in writing. A waiver of any provision shall not affect or alter the remaining provisions of this Agreement for Construction Management. Furthermore, no action or failure to act by the OWNER, Professional, or CONSTRUCTION MANAGER shall constitute a waiver of a right or duty afforded them under this Agreement for Construction Management, nor shall such action or failure to act constitute approval of or acquiescence in a breach thereunder, except as may be specifically agreed to in writing.

27.4 **Strict Compliance.** The OWNER's failure to enforce strict compliance with any provision of this Agreement does not release, modify, or affect the CONSTRUCTION MANAGER's obligations under this Agreement.

27.5 **Third-Party Beneficiaries.** This Agreement for Construction Management is for the sole benefit of the parties involved and their respective successors and assigns. Except as explicitly stated in this Agreement, it does not create any rights or causes of action for any third party against either the OWNER or the CONSTRUCTION MANAGER.

27.6 **Survival.** All provisions of this Agreement for Construction Management which contain continuing obligations shall survive its expiration or termination.

27.7 **Assignment.** Except as prohibited by applicable law, neither party may assign any part of its benefits or obligations under this Agreement without the written consent of the other party. Exceptions to this requirement include assignments for security purposes, assignments by the OWNER to a related Party of OWNER, or assignments in the event of default as specifically provided in this Agreement. Both the OWNER and the CONSTRUCTION MANAGER bind their successors and assigns to the other party to this Agreement for Construction Management.

27.8 **Execution of Documents**. Upon the OWNER's request, the CONSTRUCTION MANAGER shall execute any documents required by the OWNER's lender. These documents will affirm that, in the event of a default by the OWNER under a construction

loan agreement, the CONSTRUCTION MANAGER will complete the services required under this Agreement provided that the lender meets the OWNER's obligations to the CONSTRUCTION MANAGER as specified in this Agreement for Construction Management.

27.9 **Public Entity Crimes.** A person or affiliate who has been placed on the convicted vendor list following a conviction of a public entity crime may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity in excess of the threshold amount provided in section 287.017, Florida Statutes, for Category Two for a period of thirty-six (36) months from the date of being placed on the convicted vendor list.

27.10 **Prohibition Against Contingent Fees.** CONSTRUCTION MANAGER warrants that they have not employed or retained any company or person, other than a bona fide employee working solely for the CONSTRUCTION MANAGER to solicit or secure this Contract and that they have not paid or agreed to pay any person, company, corporation, individual, or firm, other than a bona fide employee working solely for the CONSTRUCTION MANAGER, any fee, commission, percentage, gift or other consideration contingent upon or resulting from the award or making of this Agreement.

ARTICLE 28
DEFINITIONS

When one of the following capitalized words, terms or phrases is used in this Agreement, it shall be interpreted or construed first as defined below, second according to its generally accepted meaning in the construction industry, and third according to its common and customary usage.

Construction Price: Refers to the compensation for the Construction Phase and includes and is limited to the total cost of the Work set forth in this Agreement, General Conditions, and a fixed Management Fee, as provided by Chapter 1, Article 4.

Construction Documents: Plans, specifications, change orders, revisions, addenda, and other information which set forth in detail the Work.

Construction Schedule: The timetable which sets forth pertinent dates for timely completion of the Work.

Contract Price: The total amount payable to the Construction Manager under this Agreement which includes compensation for Preconstruction Services and if applicable, the Construction Price for the execution of the Work, including any adjustments as may be permitted under this Agreement.

Contract Time: The period established by the Agreement within which the CONSTRUCTION MANAGER is required to achieve Substantial Completion and Final Completion of the Work, as defined in this Agreement. The Contract Time may be adjusted by Change Orders or other modifications allowed under the terms of the Agreement.

Critical Path Method Schedule: The Critical Path Method Schedule (CPM Schedule) is a detailed project schedule that identifies all tasks, their durations, dependencies, and critical path. It will be

used for planning, managing, and tracking project progress and must be updated regularly to reflect the current status of the Project.

Agreement for Construction Management: A written agreement between the OWNER and a CONSTRUCTION MANAGER for provision of goods, products, materials, equipment, systems, management, supervision, labor and services required to construct all or part of a Project.

Declaration of Substantial Completion: Document declaring the Work substantially complete and suitable for occupancy or beneficial use by the OWNER.

Final Completion: The stage of construction when the Work has been completed in accordance with the Agreement for Construction Management and the OWNER has received all documents and items necessary for closeout of the Work.

Hazardous Substances: The term "Hazardous Substance" shall have the same meaning and definition as set forth in the Comprehensive Environmental Response Compensation and Liability Act as amended, 42 U.S.C. § 6901 *et seq.*, and regulations promulgated thereunder (collectively "CERCLA") and any corresponding state or local law or regulation, and shall also include: (a) any Pollutant or Contaminant as those terms are defined in CERCLA; (b) any Solid Waste or Hazardous Constituent as those terms are defined by, or are otherwise identified by, the Resource Conservation and Recovery Act as amended, 42 U.S.C. § 6901 *et seq.*, and regulations promulgated thereunder (collectively "RCRA") and any corresponding state or local law or regulation; (c) crude oil, petroleum and fractions of distillates thereof; (d) any other material, substance or chemical defined, characterized or regulated as toxic or hazardous under any applicable law, regulation, ordinance, directive or ruling; and (e) any infectious or medical waste as defined by any applicable federal or state laws or regulations.

OWNER's Related Parties: Any parent, subsidiary, or affiliated entities of the OWNER, including the respective officers, trustees, office holders, directors, shareholders, partners, and employees of each.

Professional: An entity, including but not limited to an architect, landscape architect, civil engineer, or geotechnical engineer, engaged directly by the OWNER to provide design or engineering services.

Project: A planned construction undertaking as more specifically described immediately preceding the recitals in Chapter 1 of the Agreement for Construction Management.

Site: The geographical location of a Project, usually defined by legal boundary lines, and the location characteristics including, but not limited to, grades and lines of streets, alleys, pavements and adjoining structures, rights-of-way, restrictions, easements, encroachments, zoning, deed restrictions, existing buildings and improvements, and service and utility lines.

Substantial Completion: The stage of construction when the OWNER can occupy or beneficially use satisfactorily completed Work for its intended purpose.

Total Project Construction Cost: The total cost to the OWNER to complete construction of the Project, including, without limitation, the Cost of the Work, the General Conditions, the Management Fee, and the OWNER's costs.

Work: Any and all computers, construction machinery, documents, equipment, facilities, fixtures, furnishings, goods, heat, items, labor, licenses, management, materials, permits, products, services, supervision, supplies, systems, taxes, testing, tools, utilities, transportation, vehicles, and water, required by the Construction Documents to be performed or supplied for proper execution and completion of the Project, or some portion thereof, whether or not incorporated or to be incorporated into the Project; provided, however, that Work does not include performance of pre-construction services by a CONSTRUCTION MANAGER.

[Balance of page left intentionally blank, signature pages begin on next page]

IN WITNESS WHEREOF, the parties hereto have made and executed this Agreement on the respective dates under each signature: OWNER, through its Board of County Commissioners, signing by and through its Chair, authorized to execute same by Board Action, and by CONSTRUCTION MANAGER, through its duly authorized representative.

ATTEST:

(CONSTRUCTION MANAGER)

_____
Witness

_____
Print Name

By:_____
(INSERT NAME, title),

Date:_____

_____
Witness

_____
Print Name

SEMINOLE COUNTY, FLORIDA

_____
Witness

_____
Print Name

By:_____
STEPHEN KOONTZ,
Purchasing Manager

Date:_____

_____
Witness

_____
Print Name

For the use and reliance
of Seminole County only.

As authorized for execution by the Board of County Commissioners at its _____ 20_____, regular meeting.

Approved as to form and
legal sufficiency.

_____
County Attorney
CP/dbh
2/20/25
T:\Users\Legal Secretary CSB\Purchasing 2024\PS-5968.docx

APPENDICES

APPENDIX A

Pre-Construction Services Fees

- □ LUMP SUM or
- □ TIME AND MATERIAL NOT TO EXCEED

APPENDIX B

INDEX OF PRELIMINARY PLANS AND SPECIFICATIONS FOR THE PROJECT

[To be included in the Project-specific Scope of Services]

APPENDIX C

SCHEDULE FOR PERFORMANCE OF PRE-CONSTRUCTION SERVICES

[To be included in the Project-specific Scope of Services]

DRAFT APPENDIX D

SCHEDULE OF REQUIRED INSURANCE FOR PRE-CONSTRUCTION SERVICES

The CONSTRUCTION MANAGER shall provide and maintain at all times during the term of this contract without costs or expenses to the OWNER policies of insurance with a company or companies authorized to do business in the State of Florida and which are acceptable to the County, insuring the CONSTRUCTION MANAGER against any and all claims, demands or causes of action whatsoever, for injuries received, or damage to property relating to the performance of duties, services and/or obligations under this contract.

Such policies of insurance and confirming certificates of insurance shall ensure the CONSTRUCTION MANAGER is in accordance with the following minimum limits:

(i) General Liability insurance on forms no more restrictive than the latest edition of the Commercial General Liability policy (CG 00 01) of the Insurance Services Office or equivalent without restrictive endorsements, with the following minimum limits and coverage:

Each Occurrence/General Aggregate	$1,000,000/2,000,000
Products-Completed Operations	$2,000,000
Personal & Adv. Injury	$1,000,000
Fire Damage	$50,000
Medical Expense	$5,000
Contractual Liability	Included

(ii) Automobile liability insurance, including owned, non-owned, and hired autos with the following minimum limits and coverage:

Combined Single Limit	$1,000,000

(iii) Workers' compensation insurance based on proper reporting of classification codes and payroll amounts in accordance with Chapter 440, Florida Statutes, and/or any other applicable law requiring workers' compensation (Federal, maritime, etc.). If not required by law to maintain workers' compensation insurance, the CONSTRUCTION MANAGER must provide a notarized statement that if he or she is injured, he or she will not hold the County responsible for any payment or compensation.

(iv) Employers Liability insurance with the following minimum limits and coverage:

Each Accident	$1,000,000
Disease-Each Employee	$1,000,000
Disease-Policy Limit	$1,000,000

(v) Professional liability and/or specialty insurance (medical consultant, environmental, pollution, errors and omissions), limits of $1,000,000 and annual aggregate of $2,000,000.

The following additional coverage must be provided:

Builder's Risk at coverage value of: $ _____

Seminole County, a Political Subdivision of the State of Florida, and the Board of County Commissioners, shall be named as additional insured as their interest may appear the general liability policy.

Certificates of insurance shall provide for a minimum of thirty (30) days prior written notice to the County of any change, cancellation, or nonrenewal of the required insurance.

Certificate(s) of insurance shall identify the contract number in the Description of Operations section of the Certificate.

Certificate holder shall be:

SEMINOLE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AND THE BOARD OF COUNTY COMMISSIONERS
1101 E. FIRST STREET
SANFORD, FL 32771

Certificates of insurance shall evidence a waiver of subrogation in favor of the County, that coverage must be primary and noncontributory, and that each evidenced policy includes a Cross Liability or Severability of Interests provision, with no requirement of premium by the County.

The CONSTRUCTION MANAGER shall be responsible for subcontractors and their insurance. Subcontractors are to provide certificates of insurance to the CONSTRUCTION MANAGER evidencing coverage and terms in accordance with the CONSTRUCTION MANAGER's requirements.

All self-insured retentions shall appear on the certificate(s) and shall be subject to approval by the County. At the option of the County, the insurer must reduce or eliminate such self-insured retentions; or the vendor shall be required to procure a bond guaranteeing payment of losses and related claims expenses.

The County shall be exempt from, and in no way liable for, any sums of money, which may represent a deductible in any insurance policy. The payment of such deductible shall be the sole responsibility of the vendor and/or subcontractor providing such insurance.

Failure to obtain and maintain such insurance as set out above will be considered a breach of contract and may result in termination of the Agreement for default.

Neither approval by the County of any insurance supplied by the vendor, nor a failure to disapprove that insurance, will relieve the vendor of full responsibility of liability, damages, and accidents as set forth here

DRAFT APPENDIX E

SCHEDULE OF REQUIRED INSURANCE FOR CONSTRUCTION OF THE WORK

The CONSTRUCTION MANAGER shall provide and maintain at all times during the term of this contract without costs or expense to the County policies of insurance with a company or companies authorized to do business in the State of Florida and which are acceptable to the County, insuring the CONSTRUCTION MANAGER against any and all claims, demands, or causes of action whatsoever, for injuries received or damage to property relating to the performance of duties, services and/or obligations under this contract.

Such policies of insurance and confirming certificates of insurance shall ensure the CONSTRUCTION MANAGER is in accordance with the following minimum limits:

(i) General Liability insurance on forms no more restrictive than the latest edition of the Commercial General Liability policy (CG 00 01) of the Insurance Services Office or equivalent without restrictive endorsements, with the following minimum limits and coverage:

Each Occurrence/General Aggregate	$1,000,000/2,000,000
Products-Completed Operations	$2,000,000
Personal & Adv. Injury	$1,000,000
Fire Damage	$50,000
Medical Expense	$5,000
Contractual Liability	Included

(ii) Automobile liability insurance, including owned, non-owned, and hired autos with the following minimum limits and coverage:

Combined Single Limit	$1,000,000

(iii) Workers' compensation insurance based on proper reporting of classification codes and payroll amounts in accordance with Chapter 440, Florida Statutes, and/or any other applicable law requiring workers' compensation (Federal, maritime, etc.). If not required by law to maintain workers' compensation insurance, the CONSTRUCTION MANAGER must provide a notarized statement that if he or she is injured, he or she will not hold the County responsible for any payment or compensation.

(iv) Employers Liability with the following minimum limits and coverage:

Each Accident	$1,000,000
Disease-Each Employee	$1,000,000
Disease-Policy Limit	$1,000,000

(v) Professional liability and/or specialty insurance (medical malpractice, engineers, architect, consultant, environmental, pollution, errors and omissions,

etc.) insurance as applicable, with minimum limits of $1,000,000 and annual aggregate of $2,000,000.

The following additional coverage must be provided:

Builder's Risk at coverage value of: $ _____

Seminole County, a Political Subdivision of the State of Florida, and the Board of County Commissioners, shall be named as additional insured as their interest may appear on the general liability policy.

Certificates of insurance shall provide for a minimum of thirty (30) days prior written notice to the County of any change or cancellation of the required insurance.

Certificate(s) of insurance shall identify the contract number in the Description of Operations section of the Certificate.

Certificate holder shall be:

SEMINOLE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AND THE BOARD OF COUNTY COMMISSIONERS.
1101 E. FIRST STREET
SANFORD, FL 32771

Certificates of insurance shall evidence a waiver of subrogation in favor of the County, that coverage shall be primary and noncontributory, and that each evidenced policy includes a Cross Liability or Severability of Interests provision, with no requirement of premium payment by the County.

The CONSTRUCTION MANAGER shall be responsible for subcontractors and their insurance. Subcontractors are to provide certificates of insurance to the CONSTRUCTION MANAGER evidencing coverage and terms in accordance with the CONSTRUCTION MANAGER's requirements.

All self-insured retentions shall appear on the certificate(s) and shall be subject to approval by the County. At the option of the County, the insurer shall reduce or eliminate such self-insured retentions; or the vendor shall be required to procure a bond guaranteeing payment of losses and related claims expenses.

The County shall be exempt from, and in no way liable for, any sums of money, which may represent a deductible in any insurance policy. The payment of such deductible shall be the sole responsibility of the vendor and/or subcontractor providing such insurance.

Failure to obtain and maintain such insurance as set out above will be considered a breach of contract and may result in termination of the Agreement for default.

Neither approval by the County of any insurance supplied by the vendor, nor a failure to disapprove that insurance, shall relieve the vendor of full responsibility of liability, damages, and accidents as set forth herein.

APPENDIX F

CONSTRUCTION MANAGER'S PRE-CONSTRUCTION AND CONSTRUCTION SERVICES TEAM

Project Executive:

Project Manager:

Administrative Executive:

Safety Director:

Superintendent:

Project Controller:

CONSTRUCTION MANAGER'S CONSTRUCTION SERVICES TEAM

CONTRUCTION MANAGER'S SUBCONTRACTORS AND SUPPLIER CHART

APPENDIX G

OWNER'S CONSULTANT CHART

[To be determined on a Project-specific basis]

PROFESSIONAL:

Representative:
Address:
Office:
Cell:
Direct:
E-mail:

General Duties:

APPENDIX H
REQUIRED FORM OF PAYMENT AND PERFORMANCE BOND

PAYMENT BOND
(100% OF Contract Price)
Seminole County Contract No. CC-3324-20/TAD

KNOW ALL MEN BY THESE PRESENTS that:

_____
(Name of CONTRACTOR)

_____
(Address of CONTRACTOR)

CONTRACTOR's Telephone Number: _____

a _____
(Corporation, Partnership, or Individual)

hereinafter called Principal, and _____
(Name of Surety)

_____
(Address of Surety)

Surety's Telephone Number: _____

hereinafter called "Surety", are held and firmly bound unto SEMINOLE COUNTY, 1101 East First Street, Sanford, Florida 32771, hereinafter called "COUNTY", in the sum of _____ _____ DOLLARS ($_____) in lawful money of the United States, for the payment of which sum well and truly to be made, we bind ourselves, successors, and assigns, jointly and severally, firmly by these presents.

COUNTY's telephone number is (407) 665-7116. THE CONDITION OF THIS OBLIGATION is such that whereas, the Principal entered into a certain Agreement with COUNTY, dated the _____ day of _____, 20__, a copy of which is hereto attached and made a part hereof for the construction of: _____.

Legal Description of Property:

General description of the work: The CONTRACTOR is responsible for all labor, materials, equipment, coordination, and incidentals necessary for _____ _____.

NOW, THEREFORE, the condition of this obligation is such that if Principal shall promptly make payments to all claimants as defined in Section 255.05(1), Florida Statutes, supplying Principal with labor, materials, or supplies, used directly or indirectly by Principal in the prosecution of the work provided for in the Agreement, then this obligation shall be void; otherwise, it shall remain in full force and effect subject; however, to the following conditions:

1. This Payment Bond is furnished for the purpose of complying with the requirements of Section 255.05, Florida Statutes, as same may be amended.

2. It is a specific condition of this Payment Bond that a claimant's right of action on this Payment Bond is limited to the provisions of Section 255.05, Florida Statutes, including, but not limited to, the one (1) year time limitation within which suits may be brought.

3. This Payment Bond is conditioned that CONTRACTOR shall promptly make payments to all persons defined in Section 713.05, Florida Statutes, whose claims derive from the prosecution of the work provided for in the Agreement.

Therefore, a claimant, except a laborer, who is not in privity with the CONTRACTOR shall, within forty-five (45) days after beginning to furnish labor, materials, or supplies for the prosecution of the work, furnish CONTRACTOR with a notice that (s)he may look to this Payment Bond for protection. A claimant who is not in privity with the CONTRACTOR and who has not received payment for his/her labor, materials, supplies, or rental equipment within ninety (90) days after final furnishing of the labor, services, materials, or equipment by claimant, deliver to CONTRACTOR and to the Surety written notice of the performance of the labor or delivery of the materials or supplies and of the nonpayment. No action for the labor, materials, or supplies may be instituted against CONTRACTOR or the Surety on the bond after one (1) year from the performance of the labor or completion of the delivery of the materials or supplies.

4. Any changes in or under the Agreement or Contract Documents and compliance or non-compliance with any formalities connected with the Agreement or the changes therein shall not affect Surety's obligations under this Payment Bond and Surety hereby waives notice of any such changes. Further, Principal and Surety acknowledge that the sum of this Payment Bond shall increase or decrease in accordance with the Change Orders (unilateral or directive change orders and bilateral change orders) or other modifications to the Agreement or Contract Documents. This Payment Bond shall not cover any components or materials directly purchased and paid for by COUNTY pursuant to Sales Tax Recovery.

5. The Performance Bond and this Payment Bond and the covered amounts of each are separate and distinct from each other. This Payment Bond shall be construed as a statutory Payment Bond under Section 255.05, Florida Statutes, and not as a common law bond.

IN WITNESS WHEREOF, this instrument is executed this _____ day of _____ _____, 20_____.

ATTEST:

By:_____
(Secretary)

Name:_____
(Typed or Printed)

PRINCIPAL/CONTRACTOR

_____

By:_____
(Officer)

Name:_____
(Typed or Printed)

Title:_____

Address: _____

City, ST ZIP:_____

_____
Witness

_____
Print Name

_____
Witness

_____
Print Name

(Surety Signature Page Follows)

ATTEST:	SURETY
	_____
By:_____ (Secretary)	By:_____ (Officer)
Name:_____ (Typed or Printed)	Name:_____ (Typed or Printed)
	Title:_____
	Address: _____
	City, ST ZIP:_____

_____
Witness

_____
Print Name

_____
Witness

_____
Print Name

NOTE: Date of the Bond must not be prior to date of Agreement. If CONTRACTOR is a joint venture, all venturers shall execute the Bond. If CONTRACTOR is a Partnership, all partners shall execute the Bond.

IMPORTANT: Surety companies executing Bonds must appear on the Treasury Department's most current list (Circular 570, as amended) and be authorized to transact business in the State of Florida, unless otherwise specifically approved in writing by COUNTY.

All bonds shall be originals and issued or countersigned by a local producing agent who is authorized to operate in the State of Florida. Attorneys-in-fact who sign Bid Bonds or Performance/Payment Bonds must file with such bond a certified copy of their Power of Attorney to sign such Bond. **Agents of Surety companies must list their name, address, and telephone number on all Bonds.**

PERFORMANCE BOND
(100% of Contract Price)
Seminole County Contract No. _____

KNOW ALL MEN BY THESE PRESENTS that:

_____
(Name of CONTRACTOR)

_____
(Address of CONTRACTOR)

CONTRACTOR's Telephone Number: _____

a _____
(Corporation, Partnership, or Individual)

herein after called Principal, and _____
(Name of Surety)

_____
(Address of Surety)

Surety's Telephone Number: _____

hereinafter called Surety, are held and firmly bound unto SEMINOLE COUNTY, 1101 East First Street, Sanford, Florida 32771, hereinafter called COUNTY, in the sum of _____ _____ DOLLARS ($_____) in lawful money of the United States, for the payment of which sum well and truly to be made, we bind ourselves, successors, and assigns, jointly and severally, firmly by these presents. The sum shall not be less than one hundred percent (100%) of the Contract Price.

COUNTY's telephone number is (407) 665-7116. THE CONDITION OF THIS OBLIGATION is such that whereas, the Principal entered into a certain Agreement with COUNTY, dated the _____ day of _____, 20__, a copy of which is hereto attached and made a part hereof for the construction of: _____

Legal Description of Property:

General description of the Work: The CONTRACTOR is responsible for all labor, materials, equipment, coordination, and incidentals necessary for _____ _____.

This Bond is being entered into to satisfy the requirements of Section 255.05, Florida Statues, and the Agreement referenced above, as the same may be amended.

NOW, THEREFORE, the condition of this obligation is such that if Principal:

1. Promptly and faithfully performs its duties, all the covenants, terms, conditions, and agreements of said Agreement including, but not limited, to the guaranty period and the warranty provisions, in the time and manner prescribed in the Agreement; and

2. Pays COUNTY all liquidated damages, losses, damages, delay damages, expenses, costs, and attorney's fees, including costs and attorney's fees on appeal that COUNTY sustains resulting from any breach or default by Principal under the Agreement

then this bond is void; otherwise it shall remain in full force and effect.

The coverage of this Performance Bond is co-equal with each and every obligation of the Principal under the above-referenced Agreement and the Contract Documents of which the Agreement is a part except that the coverage of the Performance Bond is limited to 100 percent of the Contract Price.

In the event that the Principal shall fail to perform any of the terms, covenants, and conditions of the Agreement and the Contract Documents of which the Agreement is a part during the period in which this Performance Bond is in effect, the Surety shall remain liable to COUNTY for all such direct loss or damage (including reasonable attorney's fees and costs and attorney's fees and costs on appeal) resulting from any failure to perform, up to 100 percent of the Contract Price and for Indirect damages as determined by COUNTY up to an additional twenty percent (20%) over the adjusted Contract Price.

In the event that the Surety fails to fulfill its obligations under this Performance Bond, then the Surety shall also indemnify and hold COUNTY harmless from any and all loss, damage, cost, and expense, including reasonable attorney's fees and costs for all trial and appellate proceedings, resulting from the Surety's failure to fulfill its obligations hereunder up to 100 percent of the Contract Price.

The Surety stipulates and agrees that its obligation is to perform the Principal's Work under the Agreement under the Bond. The following preventative options by the Surety are encouraged; however, preventative options shall not be considered under the Bond: (i) Surety's financing of the Principal to keep Principal from defaulting under the Contract Documents; and (ii) Surety's offers to COUNTY to buy back the Bond. The Surety agrees that its obligation under the bond is to: (i) take over performance of the Principals' Work and be the completing Surety even if performance of the Principal's Work exceeds the adjusted Principals' Contract Price; or (ii) re-bid and re-let the Principals' Work to a completing contractor with Surety remaining liable for the completing contractor's performance of the Principal's Work and furnishing adequate funds to complete the Work. The Surety acknowledges that its cost of completion upon default by the Principal may exceed the Contract Price. In any event, the Principal's Contract Time is of the essence and applicable delay damages are not waived by COUNTY.

The Surety, for value received, hereby stipulates and agrees that its obligations hereunder shall be direct and immediate and not conditional or contingent upon COUNTY's pursuit of its remedies against Principal, however, such obligation shall only arise upon a declaration of default of the Principal and shall remain in full force and effect notwithstanding (i) amendments or modifications to the Agreement entered into by COUNTY and Principal without Surety's knowledge or consent; and (ii) the discharge of Principal as a result of any proceeding initiated under the Bankruptcy Code of

1978, as the same maybe amended, or any similar state or federal law, or any limitations of the liability of Principal or its estate as a result of any such proceeding.

Any changes in or under the Agreement and Contract Documents and compliance or noncompliance with any formalities connected with the Agreement or the changes therein shall not affect Surety's obligations under this Bond and Surety hereby waives notice of any such changes. However, in the event Change Orders (unilateral or directive change orders and bilateral change orders) or other modifications to the Agreement and Contract Documents are executed exceeding 110 percent of the contract price, the Surety shall be notified by COUNTY of such increased by COUNTY, and the Principal shall be required to increase the sum of the Bond to be commensurate with the increased Contract Price.

The Performance Bond and the Payment Bond and the covered amounts of each are separate and distinct from each other.

This Performance Bond is intended to comply with the requirements of Section 255.05, Florida Statutes, as amended, and additionally, to provide contract rights more expansive than as required by statute.

(End of Document – Signature Pages Follow)

IN WITNESS WHEREOF, this instrument is executed this _____ day of _____ _____, 20_____.

ATTEST:

By:_____
(Secretary)

Name:_____
(Typed or Printed)

PRINCIPAL/CONTRACTOR

_____

By:_____
(Officer)

Name:_____
(Typed or Printed)

Title:_____

Address: _____

City, ST ZIP:_____

_____
Witness

_____
Print Name

_____
Witness

_____
Print Name

(Surety Signature Page Follows)

ATTEST:

By:_____
(Secretary)

Name:_____
(Typed or Printed)

SURETY

_____

By:_____
(Officer)

Name:_____
(Typed or Printed)

Title:_____

Address: _____

City, ST ZIP:_____

_____
Witness

_____
Print Name

_____
Witness

_____
Print Name

NOTE: Date of the Bond must not be prior to date of Agreement. If CONTRACTOR is a joint venture, all venturers shall execute the Bond. If CONTRACTOR is a Partnership, all partners shall execute the Bond.

IMPORTANT: Surety companies executing Bonds must appear on the Treasury Department's most current list (Circular 570, as amended) and be authorized to transact business in the State of Florida, unless otherwise specifically approved in writing by COUNTY.

All bonds shall be originals and issued or countersigned by a local producing agent who is authorized to operate in the State of Florida. Attorneys-in-fact who sign Bid Bonds or Performance/Payment Bonds must file with such bond a certified copy of their Power of Attorney to sign such Bond. **Agents of Surety companies must list their name, address, and telephone number on all Bonds.**

APPENDIX I
AUTHORIZATION FOR CONSTRUCTION

EXHIBIT 1 **INDEX OF PLANS AND SPECIFICATIONS**

EXHIBIT 2 **CONSTRUCTION SCHEDULE**

EXHIBIT 3 **CONSTRUCTION MANAGER'S**

PROJECT TEAM

EXHIBIT 4 **SCHEDULE OF VALUES**

EXHIBIT 5 **UNIT PRICES**

EXHIBIT 6 **CONSTRUCTION MANAGER'S SUBCONTRACTORS AND SUPPLIERS CHART**

EXHIBIT 7 **QUALIFICATIONS AND ASSUMPTIONS AS REQUIRED BY Chapter 2, Article 2, Section 2.7.5.6**

EXHIBIT 8 **SCHEDULE OF ALLOWANCES**

APPENDIX I
AUTHORIZATION FOR CONSTRUCTION

Pursuant to Chapter 1, Article 3 and Chapter 2, Article 2 of the Agreement for Construction Management between **Seminole County, Florida**, a political subdivision of the State of Florida ("OWNER") and ("CONSTRUCTION MANAGER"), the OWNER and the CONSTRUCTION MANAGER hereby execute this Appendix I and incorporate this Appendix I into PS-6847-25/HSM – Construction Manager at Risk (CMAR) for Fire Department Capital Improvement Projects (CIP) - and further agree as set forth below.

1. **Guaranteed Maximum Price Proposal Acceptance**: The CONSTRUCTION MANAGER's Guaranteed Maximum Price ("GMP") proposal, including general conditions costs dated_____, attached hereto and incorporated herein, is accepted by the OWNER.

2. **Construction Management Fee**: The Construction Management Fee is -point percent (0.00%) of the Cost of the Work, as defined in Chapter 2, Article 2, Section 2.7.2.3. This Management Fee shall not exceed the applicable fee in the attached bid sheet. The Management Fee shall be paid as follows:

×Percentage of the Cost of the Work; or

□ Fixed Sum (Upon Owner's sole discretion pursuant to Chapter 2, Article 2, Section 2.7.2.3).

3. **Subcontracts Costs**: The Subcontracts Cost is $_____.

4. **Estimated OWNER's Costs**: The Estimated OWNER's Costs, as defined in Chapter 2, Article 2, Subsection 2.7.3, shall be $_____

5. **Guaranteed Maximum Price**: The Guaranteed Maximum Price is $_____

6. **Substantial Completion Date**: The Date of Substantial Completion shall be.

7. **Final Completion Date**: The Date of Final Completion shall be either: (1) 30-days after date of substantial completion; or if applicable, (2) 30-days after receipt of OWNER's statutorily required list of items required to be rendered complete, satisfactory, and acceptable, pursuant to section 218.735, Florida Statutes.

8. **Authorization to Proceed**: The OWNER hereby issues this Authorization for Construction. A separate formal Notice to Proceed (NTP) will be issued after the execution of the Work Order and upon satisfaction of all preconditions stated herein. The estimated date for the commencement of construction activities will be determined at the Work Order level. The CONSTRUCTION MANAGER is authorized to commence construction activities only upon receipt of the formal Notice to Proceed.

9. **Conditions Precedent**: The following conditions must be met before the commencement of construction:

- All necessary permits and approvals
- Required insurance documentation must be submitted and approved
- [Any other conditions]

10. **Exhibits**: This Appendix I shall include the following Exhibits:

Exhibit 1: Index of Plans and Specifications
Exhibit 2: Construction Schedule
Exhibit 3: CONSTRUCTION MANAGER's Project Team
Exhibit 4: Schedule of Values
Exhibit 5: Unit Prices
Exhibit 6: CONSTRUCTION MANAGER's Subcontractors and Suppliers Chart
Exhibit 7: Qualifications and Assumptions as required in Chapter 2, Article 2, Section 2.7.5.6
Exhibit 8: Schedule of Allowances

ATTEST:

_____
, Secretary

(CORPORATE SEAL)

(Contractor)

By:_____

Date:_____

ATTEST

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

_____
Witness

_____
Print Name

By: _____
ROBERT BRADLEY,
Procurement Administrator

_____
Witness

Date: _____

_____
Print Name

For the use and reliance
of Seminole County only.

As authorized for execution by the Board of County Commissioners at its October 28, 2025, regular meeting.

Approved as to form and
legal sufficiency.

_____
County Attorney
CMP

APPENDIX J PROPOSED PRICING SCHEDULE

[insert]

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

File Number: 2026-0088

Title:

Approve Change Order #4 to CC-4544-22/GCM - Hillview Drive Drainage Improvements to Carr & Collier, Inc. of Okahumpka, Fl, in the amount of $1,059,606.08 and add an additional two hundred ten (210) calendar days to the Contract Time and authorize the Purchasing and Contracts Division to execute the Change Order. District3 - Constantine. **(Stephen Koontz, Administrative Services Deputy Director)** Requesting Department- Public Works

Division:

Administrative Services - Purchasing and Contracts

Authorized By:

Robert Bradley, Purchasing Manager

Contact/Phone Number:

Robert Bradley/407-665-7111

Background:

CC-4544-22/GCM - Hillview Drive Drainage Improvements provide positive drainage for Hillview Drive by adjusting the vertical profile of the roadway, adding curb and gutter, storm drain inlets and storm sewer pipe, and routing runoff using the proposed improvements to a new pond which will be constructed behind the Pentecostal Church of God at 560 Hillview Drive.

The Notice to Proceed (NTP) for the subject project was issued for commencement of work to begin on March 24, 2023. On January 8, 2024, the County issued a memo to the Contractor suspending the time on the contract with the last day of work performance having been on August 14, 2023, due to right-of-way issues that impeded the progress of the work.

During the suspension of contract time, the Contractor’s costs have increased, and the original bid unit prices are no longer applicable. This Change Order reduces the original pay item quantities to what has already been paid adding new pay items for the remaining quantities at new unit prices. Through this Change Order the

resumption of the contract will add an agreed upon amount of time of two hundred ten (210) calendar days to complete the project in a reasonable timeframe.

The Florida Department of Emergency Management (FDEM) Technical Team approved on January 7, 2026, that this project is still cost-effective and gave the County the go-ahead to restart the project. Also, during their review, they approved the budget increase, which included the right-of-way acquisition costs to date. This project was submitted to FEMA for final review and approval.

The following is a summary of the cost of the Agreement:

Original Agreement Sum	$4,757,700.00
Change Order #1	$1,770.00
Change Order #2	$9,780.73
Change Order #3	TIME ONLY
Change Order #4	$1,059.606.08
Revised Agreement Total	$5,828,856.81

This is a budgeted project and funds are available in Hillview Dr Sidewalk-Drainage Account # 01785258.560650.00001 ($264,904.52) and HMGP Grant Hillview Dr Account # 02007158.560650.00001 ($794,704.56).

Requested Action:

Staff requests that the Board approve Change Order #4 to CC-4544-22/GCM - Hillview Drive Drainage Improvements to Carr & Collier, Inc. of Okahumpka, Fl, in the amount of $1,059,606.08 and add an additional two hundred ten (210) calendar days to the Contract Time and authorize the Purchasing and Contracts Division to execute the Change Order.

SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS

CHANGE ORDER

CONSTRUCTION PROJECTS

CONTRACTOR: Carr & Collier Inc. Date: _____

Contract No.: CC-4544-22 Project Name: Hillview Drive Drainage Improvements

Change Order No.: 04 Work Order No.: (if applicable) _____

Original Contract / Work Order Amount:				$ 4,757,700.00
Amount prior to this Change Order, if different:				$ 4,769,250.73
Change Order Amount:	[x] Increase	[ ] Decrease	[ ] No Change	$ 1,059,606.08
Revised Contract / Work Order Amount including this Change Order:				$ 5,828,856.81

Change Order Time:	[x] Increase	[ ] Decrease	[ ] No Change	210 Days

Date of Substantial Completion through this Change Order: 10/4/2026

Date of Final Completion through this Change Order: 11/3/2026

Waiver: This Change Order constitutes full and mutual accord and satisfaction for the adjustment of Contract / Work Order Price and Time as a result of increases or decreases in costs and time of performance caused directly and indirectly from the change. Acceptance of this Waiver constitutes an agreement between the County and Contractor that the Change Order represents an equitable adjustment to the Agreement and that Contractor will waive all rights to file a contract claim of any nature on this Change Order. Execution of this Change Order constitutes Contractor's acceptance and satisfaction that it is entitled to no more costs or time, direct, indirect, impact, etc., pursuant to this Change Order.

Acknowledgements: The aforementioned change, and work affected thereby, is subject to all provisions of the original Agreement not specifically changed by this Change Order; and it is expressly understood and agreed by the County and the Contractor that the approval of this Change Order will have no effect on the original Agreement other than matters expressly provided herein.

This Change Order X does or _____ does not involve changes to the design of the project, which would require the approval and signature of the Architect or Engineer of Record and County Project Manager.

	County Project Manager:	**Architect / Engineer of Record:**	**Contractor:**
Name:	Edward W. Holmes, P.E.	Mathew A. Taylor, P.E.	Joel Saslo
Address:	100 E 1st Street Sanford, FL 32771	482 South Keller Street ~~Sanford, FL 32771~~ Orlando, FL 32810	P.O. Box 777 Okahumpka, FL 34762
Sign:	Edward W Holmes Digitally signed by Edward W Holmes Date: 2025.11.19 09:07:07 -05'00'	matthew taylor Digitally signed by matthew taylor DN: C=US, O=Unaffiliated, dnQualifier=A01418D3000019A0DCA1AA2001A241, CN=matthew taylor Reason: I am approving this document Location: Date: 2025.11.18 23:12:52-05'00' Foxit PDF Editor Version: 13.1.6	Joel Saslo Digitally signed by Joel Saslo DN: C=US, E=jsaslo@carrandcollier.com, O="Carr and Collier, Inc.", OU=Operations Manager, CN=Joel Saslo Reason: I attest to the accuracy and integrity of this document Date: 2025.11.18 10:07:16-05'00'
Date:		11/18/2025	11/18/2025

PURCHASING AND CONTRACTS DIVISION:

Signature: _____ Date _____

Procurement Administrator

As authorized by Section 3.554, Seminole County Administrative Code

WITNESS: _____ WITNESS: _____

[ ] For Board approved Items: Meeting Date:_____ Item # _____

CHANGE ORDER 04

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CONTRACTOR COST TO RESUME WORK..... PG 10

CONTRACT TIME SUSPENSION LETTER..... PG 11

Change Order 04 Summary Sheet

Contract No: CC-4544-22
Project Name: Hillview Drive Drainage Improvements

Date Prepared: 10/17/2025
CEI: Civil/Site Engineering Inc.
Senior Project Engineer: Virgil E. Rook, P.E.

Contract Pay Item	Item Description	QTY	Unit Price	Dollar Amount	Days Added
102-1	MAINTENANCE OF TRAFFIC	-0.75	$ 160,000.00	$ (120,000.00)	0
102-99	PORTABLE CHANGEABLE MESSAGE SIGN, TEMPORARY	-262	$ 25.00	$ (6,550.00)	0
104-0-1	PREVENTION CONTROL AND ABATEMENT OF EROSION & WATER POLLUTION	-0.2	$ 68,362.00	$ (13,672.40)	0
110-1-1	CLEARING AND GRUBBING	-0.05	$ 187,700.00	$ (9,385.00)	0
110-4-10	REMOVAL OF EXISTING CONCRETE	-178	$ 58.00	$ (10,324.00)	0
120-1	REGULAR EXCAVATION	-1704.8	$ 22.00	$ (37,505.60)	0
120-6	EMBANKMENT	-1961.7	$ 20.00	$ (39,234.00)	0
160-4	TYPE B STABILIZATION	-8211	$ 8.00	$ (65,688.00)	0
285-707	OPTIONAL BASE, BASE GROUP 07	-6930	$ 27.00	$ (187,110.00)	0
334-1-13	SUPERPAVE ASPHALTIC CONC, TRAFFIC C	-762.3	$ 330.00	$ (251,559.00)	0
425-1-311	INLETS, CURB, TYPE P-1, <10'	-3	$ 11,100.00	$ (33,300.00)	0
425-1-321	INLETS, CURB, TYPE P-2, <10'	-1	$ 11,499.40	$ (11,499.40)	0
425-1-351	INLETS, CURB, TYPE P-5, <10'	-17	$ 11,300.00	$ (192,100.00)	0
425-1-361	INLETS, CURB, TYPE P-6, <10'	-6	$ 11,000.00	$ (66,000.00)	0
425-1-411	INLETS, CURB, TYPE J-1, <10'	-3	$ 16,000.00	$ (48,000.00)	0
425-1-421	INLETS, CURB, TYPE J-2, <10'	-1	$ 16,700.00	$ (16,700.00)	0
425-1-451	INLETS, CURB, TYPE J-5, <10'	-4	$ 15,000.00	$ (60,000.00)	0
425-1-521	INLETS, DT BOT, TYPE C,<10'	-6	$ 8,000.00	$ (48,000.00)	0
425-1-529	INLETS, DT BOT, TYPE C, MODIFY	-1	$ 8,500.00	$ (8,500.00)	0
425-1-531	INLETS, DT BOT, TYPE C MODIFIED-BACK OF SIDEWALK,<10'	-9	$ 7,300.00	$ (65,700.00)	0
425-1-543	INLETS, DT BOT, TYPE D-J,<10'	-7	$ 12,000.00	$ (84,000.00)	0
425-1-571	INLETS, DT BOT, TYPE G,<10'	-2	$ 14,000.00	$ (28,000.00)	0
425-2-61	MANHOLES, P-8, <10'	-1	$ 8,500.00	$ (8,500.00)	0
425-2-71	MANHOLES, J-7, <10'	-1	$ 13,000.00	$ (13,000.00)	0
425-2-999	MANHOLES, J-8, >10' SPECIAL	-1	$ 450,000.00	$ (450,000.00)	0
425-10	YARD DRAIN	-1	$ 5,500.00	$ (5,500.00)	0
425-100-999	INLETS AND MANHOLES, PROJECT SPECIFIC ITEMS	-1	$ 37,000.00	$ (37,000.00)	0
430-174-224	PIPE CULVERT, 19" x 30" ERCP	-40	$ 250.00	$ (10,000.00)	0
430-175-112	PIPE CULVERT, 12" PVC	-51	$ 100.00	$ (5,100.00)	0
430-175-118	PIPE CULVERT, 18" RCP	-826	$ 145.00	$ (119,770.00)	0
430-175-124	PIPE CULVERT, 24" RCP	-1834	$ 210.00	$ (385,140.00)	0
430-175-130	PIPE CULVERT, 30" RCP	-742	$ 230.00	$ (170,660.00)	0
430-175-136	PIPE CULVERT, 36" RCP	-946	$ 257.00	$ (243,122.00)	0
430-175-142	PIPE CULVERT, 42" SRPE	-647	$ 285.00	$ (184,395.00)	0
430-536-100	STRAIGHT CONCRETE ENDWALL, 36"	-1	$ 10,000.00	$ (10,000.00)	0
436-1-2	TRENCH DRAIN, SPECIAL	-28	$ 320.00	$ (8,960.00)	0
515-1-2	PIPE HANDRAIL - GUIDERAIL, ALUMINUM	-99	$ 100.00	$ (9,900.00)	0
520-1-10	CONCRETE CURB & GUTTER, TYPE F	-4484	$ 30.00	$ (134,520.00)	0
520-2-4	CONCRETE CURB, TYPE D	-15	$ 50.00	$ (750.00)	0
522-1	CONCRETE SIDEWALK AND DRIVEWAYS, 4" THICK	-2125	$ 73.00	$ (155,125.00)	0
522-2	CONCRETE SIDEWALK AND DRIVEWAYS, 6" THICK	-423	$ 85.00	$ (35,955.00)	0
527-2	DETECTABLE WARNINGS	-104	$ 45.00	$ (4,680.00)	0
550-10-210	FENCING, TYPE B, 0.0-5.0', STANDARD FEATURES	-69.3	$ 40.00	$ (2,772.00)	0
570-1-2	PERFORMANCE TURF, SOD	-5182.4	$ 5.00	$ (25,912.00)	0
700-1-11	SINGLE POST SIGN, F&I GROUND MOUNT, UP TO 12 SF	-10	$ 650.00	$ (6,500.00)	0
700-1-50	SINGLE POST SIGN, RELOCATE	-1	$ 210.00	$ (210.00)	0
700-1-60	SINGLE POST SIGN, REMOVE	-8	$ 250.00	$ (2,000.00)	0
705-10-4	OBJECT MARKER, TYPE 4	-2	$ 200.00	$ (400.00)	0
706-1-1	RAISED PAVEMENT MARKER, TYPE B WITHOUT FINAL SURFACE MARKINGS	-134	$ 6.00	$ (804.00)	0
711-11-123	THERMOPLASTIC, STANDARD, WHITE, SOLID, 12" FOR CROSSWALK AND ROUNDABOUT	-1484	$ 3.00	$ (4,452.00)	0
711-11-125	THERMOPLASTIC, STANDARD, WHITE, SOLID, 24" FOR STOP LINE AND CROSSWALK	-139	$ 6.00	$ (834.00)	0
711-16-101	THERMOPLASTIC, STANDARD-OTHER SURFACES, WHITE, SOLID, 6"	-0.857	$ 8,000.00	$ (6,856.00)	0
711-16-201	THERMOPLASTIC, STANDARD-OTHER SURFACES, YELLOW, SOLID, 6"	-0.880	$ 8,000.00	$ (7,040.00)	0
	Stockpiled	1	$ 416,142.51	$ 416,142.51	0
	Old Retainage	-4331.77	$ 1.00	$ (4,331.77)	0
	Subtotal			**$ (3,040,873.66)**	

101-1 R	MOBILIZATION	1	$ 440,000.00	$ 440,000.00	0
102-1 R	MAINTENANCE OF TRAFFIC	1	$ 120,000.00	$ 120,000.00	0
102-99 R	PORTABLE CHANGEABLE MESSAGE SIGN, TEMPORARY	310	$ 27.50	$ 8,525.00	0
104-0-1 R	PREVENTION CONTROL AND ABATEMENT OF EROSION & WATER POLLUTION	1	$ 29,539.00	$ 29,539.00	0
110-1-1 R	CLEARING AND GRUBBING	1	$ 31,574.00	$ 31,574.00	0
110-4-10 R	REMOVAL OF EXISTING CONCRETE	178	$ 64.00	$ 11,392.00	0
120-1 R	REGULAR EXCAVATION	1	$ 37,099.00	$ 37,099.00	0
120-6 R	EMBANKMENT	1	$ 48,213.00	$ 48,213.00	0
160-4 R	TYPE B STABILIZATION	8211	$ 14.05	$ 115,364.55	0
285-707 R	OPTIONAL BASE, BASE GROUP 07	6930	$ 44.50	$ 308,385.00	0
334-1-13 R	SUPERPAVE ASPHALTIC CONC, TRAFFIC C	762.3	$ 375.00	$ 285,862.50	0
425-1-311 R	INLETS, CURB, TYPE P-1, <10'	3	$ 10,108.89	$ 30,326.67	0
425-1-321 R	INLETS, CURB, TYPE P-2, <10'	1	$ 10,812.74	$ 10,812.74	0
425-1-351 R	INLETS, CURB, TYPE P-5, <10'	17	$ 9,888.34	$ 168,101.78	0
425-1-361 R	INLETS, CURB, TYPE P-6, <10'	6	$ 9,221.25	$ 55,327.50	0
425-1-411 R	INLETS, CURB, TYPE J-1, <10'	3	$ 11,066.20	$ 33,198.60	0
425-1-421 R	INLETS, CURB, TYPE J-2, <10'	1	$ 13,438.25	$ 13,438.25	0
425-1-451 R	INLETS, CURB, TYPE J-5, <10'	4	$ 11,034.01	$ 44,136.04	0
425-1-521 R	INLETS, DT BOT, TYPE C,<10'	6	$ 7,783.24	$ 46,699.44	0
425-1-529 R	INLETS, DT BOT, TYPE C, MODIFY	1	$ 7,846.85	$ 7,846.85	0
425-1-531 R	INLETS, DT BOT, TYPE C MODIFIED-BACK OF SIDEWALK,<10'	9	$ 6,550.93	$ 58,958.37	0
425-1-543 R	INLETS, DT BOT, TYPE D-J,<10'	7	$ 7,155.68	$ 50,089.76	0
425-1-571 R	INLETS, DT BOT, TYPE G,<10'	2	$ 6,548.22	$ 13,096.44	0
425-2-61 R	MANHOLES, P-8, <10'	1	$ 7,622.39	$ 7,622.39	0
425-2-71 R	MANHOLES, J-7, <10'	1	$ 10,932.34	$ 10,932.34	0
425-2-999 R	MANHOLES, J-8, >10' SPECIAL	1	$ 395,000.00	$ 395,000.00	0
425-10 R	YARD DRAIN	1	$ 6,050.00	$ 6,050.00	0
425-100-999 R	INLETS AND MANHOLES, PROJECT SPECIFIC ITEMS	1	$ 26,349.57	$ 26,349.57	0
430-174-224 R	PIPE CULVERT, 19" x 30" ERCP	40	$ 275.00	$ 11,000.00	0
430-175-112 R	PIPE CULVERT, 12" PVC	51	$ 112.65	$ 5,745.15	0
430-175-118 R	PIPE CULVERT, 18" RCP	826	$ 156.30	$ 129,103.80	0
430-175-124 R	PIPE CULVERT, 24" RCP	1834	$ 210.75	$ 386,515.50	0
430-175-130 R	PIPE CULVERT, 30" RCP	742	$ 266.15	$ 197,483.30	0
430-175-136 R	PIPE CULVERT, 36" RCP	946	$ 233.97	$ 221,335.62	0
430-175-142 R	PIPE CULVERT, 42" SRPE	647	$ 337.87	$ 218,601.89	0
430-536-100 R	STRAIGHT CONCRETE ENDWALL, 36"	1	$ 6,265.91	$ 6,265.91	0
436-1-2 R	TRENCH DRAIN, SPECIAL	28	$ 141.67	$ 3,966.76	0
515-1-2 R	PIPE HANDRAIL - GUIDERAIL, ALUMINUM	99	$ 129.33	$ 12,803.67	0
520-1-10 R	CONCRETE CURB & GUTTER, TYPE F	4484	$ 41.75	$ 187,207.00	0
520-2-4 R	CONCRETE CURB, TYPE D	15	$ 54.75	$ 821.25	0
522-1 R	CONCRETE SIDEWALK AND DRIVEWAYS, 4" THICK	2125	$ 89.50	$ 190,187.50	0
522-2 R	CONCRETE SIDEWALK AND DRIVEWAYS, 6" THICK	423	$ 95.42	$ 40,362.66	0
527-2 R	DETECTABLE WARNINGS	104	$ 49.50	$ 5,148.00	0
550-10-210 R	FENCING, TYPE B, 0.0-5.0', STANDARD FEATURES	69.3	$ 44.18	$ 3,061.67	0
570-1-2 R	PERFORMANCE TURF, SOD	5182	$ 5.50	$ 28,501.00	0
700-1-11 R	SINGLE POST SIGN, F&I GROUND MOUNT, UP TO 12 SF	10	$ 713.00	$ 7,130.00	0
700-1-50 R	SINGLE POST SIGN, RELOCATE	1	$ 231.00	$ 231.00	0
700-1-60 R	SINGLE POST SIGN, REMOVE	8	$ 275.00	$ 2,200.00	0
705-10-4 R	OBJECT MARKER, TYPE 4	2	$ 220.00	$ 440.00	0
706-1-1 R	RAISED PAVEMENT MARKER, TYPE B WITHOUT FINAL SURFACE MARKINGS	134	$ 7.00	$ 938.00	0
711-11-123 R	THERMOPLASTIC, STANDARD, WHITE, SOLID, 12" FOR CROSSWALK AND ROUNDABOUT	1484	$ 5.00	$ 7,420.00	0
711-11-125 R	THERMOPLASTIC, STANDARD, WHITE, SOLID, 24" FOR STOP LINE AND CROSSWALK	139	$ 7.00	$ 973.00	0
711-16-101 R	THERMOPLASTIC, STANDARD-OTHER SURFACES, WHITE, SOLID, 6"	0.857	$ 8,500.00	$ 7,284.50	0
711-16-201 R	THERMOPLASTIC, STANDARD-OTHER SURFACES, YELLOW, SOLID, 6"	0.88	$ 8,500.00	$ 7,480.00	0
OLD-RET R	Carry over Retainage	4331.77	$ 1.00	$ 4,331.77	0
	Subtotal			**$ 4,100,479.74**	
	Net Change			**$ 1,059,606.08**	

Package A

Change Order 04 – Pay Item changes after time suspension

Supporting Documentation

CHANGE ORDER 04
ENTITLEMENT ANALYSIS
Pay Item changes after time suspension

Package A

FID:	N/A	Date Prepared:	10/21/2025
Contract No.	CC-4544-22	CEI:	Civil/Site Engineering, Inc.
Project Name:	Hillview Drive Drainage Improvements	Senior Project Engr.:	Virgil E. Rook, P.E.

Description of Issue:

This project has been affected by right-of-way issues that were impeding the progress of the work.

CEI Entitlement Analysis:

In accordance with the latest edition of Seminole County's Division 1 of the Standard Specifications, General Conditions, sub-section 15.2 Suspension for Convenience, the county and the contractor have mutually agreed to suspend contract time. During the time elapsed for the contract time suspension, the contractor's costs have increased and the bid unit prices are no longer applicable. This change order reduces the original pay item quantities to what has already been paid and adds new pay items for the remaining quantities at the new unit prices.

Time Extension Analysis:

The resumption of the contract will add an agreed upon amount of time to complete the project in a reasonable timeframe. Time has been suspended for 874 days and this change order will add 210 contract days.

Virgil E Rook

Digitally signed by Virgil E Rook
DN: CN=Virgil E Rook, dnQualifier=A01410C00000197B7DA3C9B0000137E, O=CIVILSITE ENGINEERING INC, C=US
Date: 2025.11.19 07:16:42-05'00'

Virgil E. Rook, P.E Senior Project Engineer

SUMMARY OF NEGOTIATIONS

CHANGE ORDER 04

CONTRACT NO. CC-4544-22

PROJECT DESCRIPTION: Hillview Drive Drainage Improvements

PACKAGE A

Change Order 04 - Pay Item changes after time suspension

$1,059,606.08	$1,059,606.08	$1,059,606.08
Contractor's Price Quote	Engineer's Cost Estimate	Negotiated Cost
210 Days	210 Days	210 Days
Contractor's Time Request	Engineer's Estimate	Negotiated Time

Remaining work quantities were taken to zero then revised pay items were added with new costs to take into account material price increases, labor increases as well as prior paid stock piled materials.

Virgil E Rook

Digitally signed by Virgil E Rook
DN: CN=Virgil E Rook, dnQualifier=A01410C00000197B7DA3C9B0000137E, O=CIVIL SITE ENGINEERING INC, C=US
Date: 2025.11.19 07:17:06-05'00'

Virgil E Rook, P.E.
Senior Project Engineer
Civil/Site Engineering, Inc.

Date:

Joel Saslo

Digitally signed by Joel Saslo
DN: C=US, E=jsaslo@carrandcollier.com, O="Carr and Collier, Inc.", OU=Operations Manager, CN=Joel Saslo
Reason: I attest to the accuracy and integrity of this document
Date: 2025.11.18 10:06:00-05'00'

Joel Saslo
Project Manager
Carr & Collier, Inc.

11/18/2025
Date:

SEMINOLE COUNTY PUBLIC WORKS DEPARTMENT / ENGINEERING DIVISION
PROJECT DESCRIPTION: CC-4544-22

ENGINEER'S ESTIMATE Change Order 04

PAY ITEM NUMBER	PAY ITEM DESCRIPTION	UNIT PRICE	QTY ADJ THIS CO	$ ADJ THIS CO
102-1	MAINTENANCE OF TRAFFIC	$ 160,000.00	-0.750	$ (120,000.00)
102-99	PORTABLE CHANGEABLE MESSAGE SIGN, TEMPORARY	$ 25.00	-262.000	$ (6,550.00)
104-0-1	PREVENTION CONTROL AND ABATEMENT OF EROSION & WATER POLLUTION	$ 68,362.00	-0.200	$ (13,672.40)
110-1-1	CLEARING AND GRUBBING	$ 187,700.00	-0.050	$ (9,385.00)
110-4-10	REMOVAL OF EXISTING CONCRETE	$ 58.00	-178.000	$ (10,324.00)
120-1	REGULAR EXCAVATION	$ 22.00	-1,704.800	$ (37,505.60)
120-6	EMBANKMENT	$ 20.00	-1,961.700	$ (39,234.00)
160-4	TYPE B STABILIZATION	$ 8.00	-8,211.000	$ (65,688.00)
285-707	OPTIONAL BASE, BASE GROUP 07	$ 27.00	-6,930.000	$ (187,110.00)
334-1-13	SUPERPAVE ASPHALTIC CONC, TRAFFIC C	$ 330.00	-762.300	$ (251,559.00)
425-1-311	INLETS, CURB, TYPE P-1, <10'	$ 11,100.00	-3.000	$ (33,300.00)
425-1-321	INLETS, CURB, TYPE P-2, <10'	$ 11,499.40	-1.000	$ (11,499.40)
425-1-351	INLETS, CURB, TYPE P-5, <10'	$ 11,300.00	-17.000	$ (192,100.00)
425-1-361	INLETS, CURB, TYPE P-6, <10'	$ 11,000.00	-6.000	$ (66,000.00)
425-1-411	INLETS, CURB, TYPE J-1, <10'	$ 16,000.00	-3.000	$ (48,000.00)
425-1-421	INLETS, CURB, TYPE J-2, <10'	$ 16,700.00	-1.000	$ (16,700.00)
425-1-451	INLETS, CURB, TYPE J-5, <10'	$ 15,000.00	-4.000	$ (60,000.00)
425-1-521	INLETS, DT BOT, TYPE C,<10'	$ 8,000.00	-6.000	$ (48,000.00)
425-1-529	INLETS, DT BOT, TYPE C, MODIFY	$ 8,500.00	-1.000	$ (8,500.00)
425-1-531	INLETS, DT BOT, TYPE C MODIFIED-BACK OF SIDEWALK,<10'	$ 7,300.00	-9.000	$ (65,700.00)
425-1-543	INLETS, DT BOT, TYPE D-J,<10'	$ 12,000.00	-7.000	$ (84,000.00)
425-1-571	INLETS, DT BOT, TYPE G,<10'	$ 14,000.00	-2.000	$ (28,000.00)
425-2-61	MANHOLES, P-8, <10'	$ 8,500.00	-1.000	$ (8,500.00)
425-2-71	MANHOLES, J-7, <10'	$ 13,000.00	-1.000	$ (13,000.00)
425-2-999	MANHOLES, J-8, >10' SPECIAL	$ 450,000.00	-1.000	$ (450,000.00)
425-10	YARD DRAIN	$ 5,500.00	-1.000	$ (5,500.00)
425-100-999	INLETS AND MANHOLES, PROJECT SPECIFIC ITEMS	$ 37,000.00	-1.000	$ (37,000.00)
430-174-224	PIPE CULVERT, 19" x 30" ERCP	$ 250.00	-40.000	$ (10,000.00)
430-175-112	PIPE CULVERT, 12" PVC	$ 100.00	-51.000	$ (5,100.00)
430-175-118	PIPE CULVERT, 18" RCP	$ 145.00	-826.000	$ (119,770.00)
430-175-124	PIPE CULVERT, 24" RCP	$ 210.00	-1,834.000	$ (385,140.00)
430-175-130	PIPE CULVERT, 30" RCP	$ 230.00	-742.000	$ (170,660.00)
430-175-136	PIPE CULVERT, 36" RCP	$ 257.00	-946.000	$ (243,122.00)
430-175-142	PIPE CULVERT, 42" SRPE	$ 285.00	-647.000	$ (184,395.00)
430-536-100	STRAIGHT CONCRETE ENDWALL, 36"	$ 10,000.00	-1.000	$ (10,000.00)
436-1-2	TRENCH DRAIN, SPECIAL	$ 320.00	-28.000	$ (8,960.00)
515-1-2	PIPE HANDRAIL - GUIDERAIL, ALUMINUM	$ 100.00	-99.000	$ (9,900.00)
520-1-10	CONCRETE CURB & GUTTER, TYPE F	$ 30.00	-4,484.000	$ (134,520.00)
520-2-4	CONCRETE CURB, TYPE D	$ 50.00	-15.000	$ (750.00)
522-1	CONCRETE SIDEWALK AND DRIVEWAYS, 4" THICK	$ 73.00	-2,125.000	$ (155,125.00)
522-2	CONCRETE SIDEWALK AND DRIVEWAYS, 6" THICK	$ 85.00	-423.000	$ (35,955.00)
527-2	DETECTABLE WARNINGS	$ 45.00	-104.000	$ (4,680.00)
550-10-210	FENCING, TYPE B, 0.0-5.0', STANDARD FEATURES	$ 40.00	-69.300	$ (2,772.00)
570-1-2	PERFORMANCE TURF, SOD	$ 5.00	-5,182.400	$ (25,912.00)
700-1-11	SINGLE POST SIGN, F&I GROUND MOUNT, UP TO 12 SF	$ 650.00	-10.000	$ (6,500.00)
700-1-50	SINGLE POST SIGN, RELOCATE	$ 210.00	-1.000	$ (210.00)
700-1-60	SINGLE POST SIGN, REMOVE	$ 250.00	-8.000	$ (2,000.00)
705-10-4	OBJECT MARKER, TYPE 4	$ 200.00	-2.000	$ (400.00)
706-1-1	RAISED PAVEMENT MARKER, TYPE B WITHOUT FINAL SURFACE MARKINGS	$ 6.00	-134.000	$ (804.00)
711-11-123	THERMOPLASTIC, STANDARD, WHITE, SOLID, 12" FOR CROSSWALK AND ROUNDABOUT	$ 3.00	-1484.000	$ (4,452.00)
711-11-125	THERMOPLASTIC, STANDARD, WHITE, SOLID, 24" FOR STOP LINE AND CROSSWALK	$ 6.00	-139.000	$ (834.00)
711-16-101	THERMOPLASTIC, STANDARD-OTHER SURFACES, WHITE, SOLID, 6"	$ 8,000.00	-0.857	$ (6,856.00)
711-16-201	THERMOPLASTIC, STANDARD-OTHER SURFACES, YELLOW, SOLID, 6"	$ 8,000.00	-0.880	$ (7,040.00)
	STOCKPILED	$ 1.00	416142.510	$ 416,142.51
	OLD RETAINAGE	$ 1.00	-4331.770	$ (4,331.77)
			subtotal	$ (3,040,873.660)

PAY ITEM NUMBER	PAY ITEM DESCRIPTION	UNIT PRICE	QTY ADJ THIS CO	$ ADJ THIS CO
101-1 R	MOBILIZATION	$ 440,000.00	1.000	$ 440,000.00
102-1 R	MAINTENANCE OF TRAFFIC	$ 120,000.00	1.000	$ 120,000.00
102-99 R	PORTABLE CHANGEABLE MESSAGE SIGN, TEMPORARY	$ 27.50	310.000	$ 8,525.00
104-0-1 R	PREVENTION CONTROL AND ABATEMENT OF EROSION & WATER POLLUTION	$ 29,539.00	1.000	$ 29,539.00
110-1-1 R	CLEARING AND GRUBBING	$ 31,574.00	1.000	$ 31,574.00
110-4-10 R	REMOVAL OF EXISTING CONCRETE	$ 64.00	178.000	$ 11,392.00
120-1 R	REGULAR EXCAVATION	$ 37,099.00	1.000	$ 37,099.00
120-6 R	EMBANKMENT	$ 48,213.00	1.000	$ 48,213.00
160-4 R	TYPE B STABILIZATION	$ 14.05	8,211.000	$ 115,364.55
285-707 R	OPTIONAL BASE, BASE GROUP 07	$ 44.50	6,930.000	$ 308,385.00
334-1-13 R	SUPERPAVE ASPHALTIC CONC, TRAFFIC C	$ 375.00	762.300	$ 285,862.50
425-1-311 R	INLETS, CURB, TYPE P-1, <10'	$ 10,108.89	3.000	$ 30,326.67
425-1-321 R	INLETS, CURB, TYPE P-2, <10'	$ 10,812.74	1.000	$ 10,812.74
425-1-351 R	INLETS, CURB, TYPE P-5, <10'	$ 9,888.34	17.000	$ 168,101.78
425-1-361 R	INLETS, CURB, TYPE P-6, <10'	$ 9,221.25	6.000	$ 55,327.50
425-1-411 R	INLETS, CURB, TYPE J-1, <10'	$ 11,066.20	3.000	$ 33,198.60
425-1-421 R	INLETS, CURB, TYPE J-2, <10'	$ 13,438.25	1.000	$ 13,438.25
425-1-451 R	INLETS, CURB, TYPE J-5, <10'	$ 11,034.01	4.000	$ 44,136.04
425-1-521 R	INLETS, DT BOT, TYPE C,<10'	$ 7,783.24	6.000	$ 46,699.44
425-1-529 R	INLETS, DT BOT, TYPE C, MODIFY	$ 7,846.85	1.000	$ 7,846.85
425-1-531 R	INLETS, DT BOT, TYPE C MODIFIED-BACK OF SIDEWALK,<10'	$ 6,550.93	9.000	$ 58,958.37
425-1-543 R	INLETS, DT BOT, TYPE D-J,<10'	$ 7,155.68	7.000	$ 50,089.76
425-1-571 R	INLETS, DT BOT, TYPE G,<10'	$ 6,548.22	2.000	$ 13,096.44
425-2-61 R	MANHOLES, P-8, <10'	$ 7,622.39	1.000	$ 7,622.39
425-2-71 R	MANHOLES, J-7, <10'	$ 10,932.34	1.000	$ 10,932.34
425-2-999 R	MANHOLES, J-8, >10' SPECIAL	$ 395,000.00	1.000	$ 395,000.00
425-10 R	YARD DRAIN	$ 6,050.00	1.000	$ 6,050.00
425-100-999 R	INLETS AND MANHOLES, PROJECT SPECIFIC ITEMS	$ 26,349.57	1.000	$ 26,349.57
430-174-224 R	PIPE CULVERT, 19" x 30" ERCP	$ 275.00	40.000	$ 11,000.00
430-175-112 R	PIPE CULVERT, 12" PVC	$ 112.65	51.000	$ 5,745.15
430-175-118 R	PIPE CULVERT, 18" RCP	$ 156.30	826.000	$ 129,103.80
430-175-124 R	PIPE CULVERT, 24" RCP	$ 210.75	1,834.000	$ 386,515.50
430-175-130 R	PIPE CULVERT, 30" RCP	$ 266.15	742.000	$ 197,483.30
430-175-136 R	PIPE CULVERT, 36" RCP	$ 233.97	946.000	$ 221,335.62
430-175-142 R	PIPE CULVERT, 42" SRPE	$ 337.87	647.000	$ 218,601.89
430-536-100 R	STRAIGHT CONCRETE ENDWALL, 36"	$ 6,265.91	1.000	$ 6,265.91
436-1-2 R	TRENCH DRAIN, SPECIAL	$ 141.67	28.000	$ 3,966.76
515-1-2 R	PIPE HANDRAIL - GUIDERAIL, ALUMINUM	$ 129.33	99.000	$ 12,803.67
520-1-10 R	CONCRETE CURB & GUTTER, TYPE F	$ 41.75	4,484.000	$ 187,207.00
520-2-4 R	CONCRETE CURB, TYPE D	$ 54.75	15.000	$ 821.25
522-1 R	CONCRETE SIDEWALK AND DRIVEWAYS, 4" THICK	$ 89.50	2,125.000	$ 190,187.50
522-2 R	CONCRETE SIDEWALK AND DRIVEWAYS, 6" THICK	$ 95.42	423.000	$ 40,362.66
527-2 R	DETECTABLE WARNINGS	$ 49.50	104.000	$ 5,148.00
550-10-210 R	FENCING, TYPE B, 0.0-5.0', STANDARD FEATURES	$ 44.18	69.300	$ 3,061.67
570-1-2 R	PERFORMANCE TURF, SOD	$ 5.50	5,182.000	$ 28,501.00
700-1-11 R	SINGLE POST SIGN, F&I GROUND MOUNT, UP TO 12 SF	$ 713.00	10.000	$ 7,130.00
700-1-50 R	SINGLE POST SIGN, RELOCATE	$ 231.00	1.000	$ 231.00
700-1-60 R	SINGLE POST SIGN, REMOVE	$ 275.00	8.000	$ 2,200.00
705-10-4 R	OBJECT MARKER, TYPE 4	$ 220.00	2.000	$ 440.00
706-1-1 R	RAISED PAVEMENT MARKER, TYPE B WITHOUT FINAL SURFACE MARKINGS	$ 7.00	134.000	$ 938.00
711-11-123 R	THERMOPLASTIC, STANDARD, WHITE, SOLID, 12" FOR CROSSWALK AND ROUNDABOUT	$ 5.00	1484.000	$ 7,420.00
711-11-125 R	THERMOPLASTIC, STANDARD, WHITE, SOLID, 24" FOR STOP LINE AND CROSSWALK	$ 7.00	139.000	$ 973.00
711-16-101 R	THERMOPLASTIC, STANDARD-OTHER SURFACES, WHITE, SOLID, 6"	$ 8,500.00	0.857	$ 7,284.50
711-16-101 R	THERMOPLASTIC, STANDARD-OTHER SURFACES, YELLOW, SOLID, 6"	$ 8,500.00	0.880	$ 7,480.00
	CARRY OVER RETAINAGE	$ 1.00	4331.770	$ 4,331.77
			subtotal	$ 4,100,479.744
			TOTAL	**$ 1,059,606.08**

SEMINOLE COUNTY

CIP 02007092 - HILLVIEW DRIVE IMPROVEMENTS - REVISED 11/04/2025

		REVISED BID FORM FOR WORK CONTINUATION				
PAY ITEM No.	**ITEM DESCRIPTION**	**UNIT**	**QUANTITY**	**UNIT PRICE**	**TOTAL AMOUNT**	**NOTES**
101-1	MOBILIZATION	LS	1	$ 440,000.00	$ 440,000.00	
102-1	MAINTENANCE OF TRAFFIC	LS	1	$ 120,000.00	$ 120,000.00	
102-99	PORTABLE CHANGEABLE MESSAGE SIGN, TEMPORARY	ED	310	$ 27.50	$ 8,525.00	
104-0-1	PREVENTION CONTROL AND ABATEMENT OF EROSION & WATER POLLUTION	LS	1	$ 29,539.00	$ 29,539.00	
110-1-1	CLEARING AND GRUBBING & PIPE DISPOSAL	LS	1	$ 31,574.00	$ 31,574.00	
110-4-10	REMOVAL OF EXISTING CONCRETE	SY	178	$ 64.00	$ 11,392.00	
120-1	REGULAR EXCAVATION	LS	1	$ 37,099.00	$ 37,099.00	1,297.80 CY REMAINING (PROJECTED)
120-6	EMBANKMENT	LS	1	$ 48,213.00	$ 48,213.00	1,948.70 CY REMAINING (PROJECTED)
160-4	TYPE B STABILIZATION	SY	8,211	$ 14.05	$ 115,364.55	
285-707	OPTIONAL BASE, BASE GROUP 07	SY	6,930	$ 44.50	$ 308,385.00	
334-1-13	SUPERPAVE ASPHALTIC CONC, TRAFFIC C	TN	762.3	$ 375.00	$ 285,862.50	
425-1-311	INLETS, CURB, TYPE P-1, <10'	EA	3	$ 10,108.89	$ 30,326.67	3 EA. INLETS ON-SITE IN STOCKPILE YARD
425-1-321	INLETS, CURB, TYPE P-2, <10'	EA	1	$ 10,812.74	$ 10,812.74	1 EA. INLETS ON-SITE IN STOCKPILE YARD
425-1-351	INLETS, CURB, TYPE P-5, <10'	EA	17	$ 9,888.34	$ 168,101.78	17 EA. INLETS ON-SITE IN STOCKPILE YARD
425-1-361	INLETS, CURB, TYPE P-6, <10'	EA	6	$ 9,221.25	$ 55,327.50	6 EA. INLETS ON-SITE IN STOCKPILE YARD
425-1-411	INLETS, CURB, TYPE J-1, <10'	EA	3	$ 11,066.20	$ 33,198.60	3 EA. INLETS ON-SITE IN STOCKPILE YARD
425-1-421	INLETS, CURB, TYPE J-2, <10'	EA	1	$ 13,438.25	$ 13,438.25	1 EA. INLETS ON-SITE IN STOCKPILE YARD
425-1-451	INLETS, CURB, TYPE J-5, <10'	EA	4	$ 11,034.01	$ 44,136.04	4 EA. INLETS ON-SITE IN STOCKPILE YARD
425-1-521	INLETS, DT BOT, TYPE C,<10'	EA	6	$ 7,783.24	$ 46,699.44	4 EA. INLETS ON-SITE IN STOCKPILE YARD
425-1-529	INLETS, DT BOT, TYPE C, MODIFY	EA	1	$ 7,846.85	$ 7,846.85	1 EA. INLETS ON-SITE IN STOCKPILE YARD
425-1-531	INLETS, DT BOT, TYPE C MODIFIED-BACK OF SIDEWALK,<10'	EA	9	$ 6,550.93	$ 58,958.37	11 EA. INLETS ON-SITE IN STOCKPILE YARD
425-1-549	INLETS, DT BOT, TYPE D,<10' MODIFIED	EA	0	$ 10,500.00	$ -	WORK COMPLETE
425-1-543	INLETS, DT BOT, TYPE D-J,<10'	EA	7	$ 7,155.68	$ 50,089.76	7 EA. INLETS ON-SITE IN STOCKPILE YARD
425-1-571	INLETS, DT BOT, TYPE G,<10'	EA	2	$ 6,548.22	$ 13,096.44	2 EA. INLETS ON-SITE IN STOCKPILE YARD
425-2-61	MANHOLES, P-8, <10'	EA	1	$ 7,622.39	$ 7,622.39	1 EA. MANHOLE ON-SITE IN STOCKPILE YARD
425-2-71	MANHOLES, J-7, <10'	EA	1	$ 10,932.34	$ 10,932.34	2 EA. MANHOLE ON-SITE IN STOCKPILE YARD
425-2-92	MANHOLES, J-8, >10'	EA	0	$ 15,000.00	$ -	WORK COMPLETE
425-2-999	MANHOLES, J-8, >10' SPECIAL	EA	1	$ 395,000.00	$ 395,000.00	SAVINGS OF $55,000 TO REDESIGN STRUCTURES
425-10	YARD DRAIN	EA	1	$ 6,050.00	$ 6,050.00	
425-100-999	INLETS AND MANHOLES, PROJECT SPECIFIC ITEMS	EA	1	$ 26,349.57	$ 26,349.57	1 EA. MANHOLE ON-SITE IN STOCKPILE YARD
430-174-224	PIPE CULVERT, 19" x 30" ERCP	LF	40	$ 275.00	$ 11,000.00	
430-175-112	PIPE CULVERT, 12" PVC	LF	51	$ 112.65	$ 5,745.15	
430-175-118	PIPE CULVERT, 18" RCP	LF	826	$ 156.30	$ 129,103.80	72 LF OF ERCP ON-SITE IN STOCKPILE YARD
430-175-124	PIPE CULVERT, 24" RCP	LF	1834	$ 210.75	$ 386,515.50	400 LF OF RCP ON-SITE IN STOCKPILE YARD
430-175-130	PIPE CULVERT, 30" RCP	LF	742	$ 266.15	$ 197,483.30	
430-175-136	PIPE CULVERT, 36" RCP	LF	946	$ 233.97	$ 221,335.62	600 LF OF RCP ON-SITE IN STOCKPILE YARD
430-175-142	PIPE CULVERT, 42" ADS (SUBSTITUTE FOR SRPE)	LF	647	$ 337.87	$ 218,601.89	REPLACE SRPE W/ ADS
430-175-148	PIPE CULVERT, 48" SRPE	LF	0	$ 320.00	$ -	WORK COMPLETE
430-536-100	STRAIGHT CONCRETE ENDWALL, 36"	EA	1	$ 6,265.91	$ 6,265.91	1 EA. ENDWALL ON-SITE IN STOCKPILE YARD
430-982-125	MITERED END SECTION, 18" PIPE	EA	0	$ 2,700.00	$ -	WORK COMPLETE
430-982-129	MITERED END SECTION, 24" PIPE	EA	0	$ 3,500.00	$ -	WORK COMPLETE
430-982-141	MITERED END SECTION, 48" PIPE	EA	0	$ 9,300.00	$ -	WORK COMPLETE
436-1-2	TRENCH DRAIN, SPECIAL	LF	28	$ 141.67	$ 3,966.76	28 LF OF TRENCH DRAIN ON-SITE IN STOCKPILE YARD
515-1-2	PIPE HANDRAIL - GUIDERAIL, ALUMINUM	LF	99	$ 129.33	$ 12,803.67	
520-1-10	CONCRETE CURB & GUTTER, TYPE F	LF	4,484	$ 41.75	$ 187,207.00	
520-2-4	CONCRETE CURB, TYPE D	LF	15	$ 54.75	$ 821.25	
522-1	CONCRETE SIDEWALK AND DRIVEWAYS, 4" THICK	SY	2,125	$ 89.50	$ 190,187.50	
522-2	CONCRETE SIDEWALK AND DRIVEWAYS, 6" THICK	SY	423	$ 95.42	$ 40,362.66	
527-2	DETECTABLE WARNINGS	SF	104	$ 49.50	$ 5,148.00	
530-3-4	RIPRAP-RUBBLE, DITCH LINING	TN	0.0	$ 250.00	$ -	WORK COMPLETE
550-10-210	FENCING, TYPE B, 0.0-5.0', STANDARD FEATURES	LF	69.3	$ 44.18	$ 3,061.67	
570-1-2	PERFORMANCE TURF, SOD	SY	5,182	$ 5.50	$ 28,501.00	
700-1-11	SINGLE POST SIGN, F&I GROUND MOUNT, UP TO 12 SF	AS	10	$ 713.00	$ 7,130.00	
700-1-50	SINGLE POST SIGN, RELOCATE	AS	1	$ 231.00	$ 231.00	
700-1-60	SINGLE POST SIGN, REMOVE	AS	8	$ 275.00	$ 2,200.00	
705-10-4	OBJECT MARKER, TYPE 4	AS	2	$ 220.00	$ 440.00	
706-1-1	RAISED PAVEMENT MARKER, TYPE B WITHOUT FINAL SURFACE MARKINGS	EA	134	$ 7.00	$ 938.00	
711-11-123	THERMOPLASTIC, STANDARD, WHITE, SOLID, 12" FOR CROSSWALK AND ROUNDABOUT	LF	1,484	$ 5.00	$ 7,420.00	
711-11-125	THERMOPLASTIC, STANDARD, WHITE, SOLID, 24" FOR STOP LINE AND CROSSWALK	LF	139	$ 7.00	$ 973.00	
711-16-101	THERMOPLASTIC, STANDARD-OTHER SURFACES, WHITE, SOLID, 6"	GM	0.857	$ 8,500.00	$ 7,284.50	
711-16-201	THERMOPLASTIC, STANDARD-OTHER SURFACES, YELLOW, SOLID, 6"	GM	0.880	$ 8,500.00	$ 7,480.00	
				TOTAL	**$ 4,096,147.97**	

AMOUNT REMAINING ON OG CONTRACT	$	3,040,873.66
RETAINAGE FROM OG CONTRACT	$	4,331.77
CO AMOUNT:	**$**	**1,059,606.08**

Letter No. CTY-CON-101 R5

October 29th, 2025

Carr & Collier Inc
P.O. Box 777
Okahumpka, Florida 34762

Re: CC-4544-22 Hillview Drive Drainage Improvements
CIP No. 02007092

Mr. Saslo:

In accordance with the latest edition of Seminole County's Division 1 of the Standard Specifications, General Conditions, sub-section 15.2 Suspension for Convenience, the COUNTY and the CONTRACTOR have mutually agreed to suspend contract time for the following reasons:

> *This project has been affected by right-of-way issues that are impeding the progress of the work. We do not expect the work to resume for a while. This suspension allows time for the contractor to come back at a later date, once the issue is resolved. The affected time period not covered by this letter will be addressed separately with other time extension change orders.*

Contract time will be suspended at the close of work day on _August 14th, 2023_ which is Contract Calendar Day _144_. The first day of suspension will begin on _August 15th, 2023_ and will remain in effect until _January 4th. 2026_.
Contract time charges will resume on __January 5th, 2026__ and will be Contract Calendar Day _145_.

If you are in agreement with the terms and conditions of this no cost time suspension, please sign and date where indicated below and return a copy of this letter to the undersigned.

Respectfully,

Digitally signed by Ronald Ramos
Date: 2025.10.29 15:26:19 -04'00'

Ronald Ramos, P.E.
Construction Project Manager
Engineering Division

Cc: Ted Holmes; Steve Miller

This will acknowledge my agreement with the above terms and conditions of this contract time suspension.

Joel Saslo
Digitally signed by Joel Saslo
DN: C=US, E=jsaslo@carrandcollier.com, O="Carr and Collier, Inc.", OU=Operations Manager, CN=Joel Saslo
Reason: I attest to the accuracy and integrity of this document
Date: 2025.10.31 15:51:19-04'00'

Joel Saslo, Operations Manager

10/31/25
Date

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

File Number: 2026-0067

Title:

Approve and authorize the Chairman to execute the State Housing Initiatives Partnership (SHIP) and HOME Investment Partnership Program Funding Agreement with Riverbend Landings Partners, Ltd. (Owner) and Riverbend Landings II Partners, Ltd. (Developer), with $1,000,000 funded by SHIP and $50,000 funded by HOME for the development of Riverbend Landings Apartments for the construction of a 146-unit affordable housing rental development and all subsequent documents and revisions. District5 - Herr **(Allison Thall, Community Services Director)**

Division:

Community Services - Community Development

Authorized By:

Allison Thall, Community Services Director

Contact/Phone Number:

Tadine Diaz/407-665-2388

Background:

As an Entitlement Community, Seminole County is allocated Federal HOME Investment Partnership Program funds annually through the U.S. Department of Housing and Urban Development (HUD). In the Annual Action Plan, Seminole County details how it will utilize these funds to address the affordable housing needs of residents of Seminole County.

In addition, Seminole County receives an annual allocation of State Housing Initiatives Partnership Program (SHIP) funds, for the purpose of creating affordable housing for Seminole County residents. In the development of the three (3) year SHIP Local Housing Assistance Plan (LHAP), strategies have been established to ensure the local affordable homeownership and rental housing needs are met. On May 4, 2022, the Board approved the three (3) year SHIP Local Housing Assistance Plan (LHAP) for program years 2022-2025 and includes the allocation of SHIP funding toward the construction and rehabilitation of rental housing.

In July 2023, Riverbend Landings Partners Ltd. (Owner), was awarded a State Apartment Incentive Loan (SAIL) through the Florida Housing Finance Corporation. As a condition of the award, the SAIL program requires a $50,000 Local Government Contribution. Seminole County committed $50,000.00 of HOME Investment Partnership Program funding for the construction of Riverbend Landings Apartments, a 146-unit affordable rental housing development located in Sanford.

In addition, on August 27, 2023, the Community Services Department issued a Notice of Funding Availability (NOFA) to identify qualified multi-family and/or single-family rental housing projects that are seeking gap funding. Riverbend Landings Partners Ltd. (Owner) responded to the NOFA and staff recommended awarding $1,000,000.00 of State Housing Initiative Partnership Program (SHIP) funding for construction.

Riverbend Landing II Partner Ltd. (Developer) is expected to complete construction and lease to low- to moderate-income renters in 2026. With the HOME and SHIP allocations, fifteen (15) units will remain affordable for a period of fifty (50) years, as specified in the Restrictive Use Covenant for the property.

Requested Action:

Staff requests the Board approve and authorize the Chairman to execute the State Housing Initiatives Partnership (SHIP) and HOME Investment Partnership Program Funding Agreement with Riverbend Landings Partners, Ltd. (Owner) and Riverbend Landings II Partners, Ltd. (Developer), with $1,000,000 funded by SHIP and $50,000 funded by HOME for the development of Riverbend Landings Apartments for the construction of a 146-unit affordable housing rental development and all subsequent documents and revisions.

AGREEMENT FOR STATE HOUSING INITIATIVE PARTNERSHIP PROGRAM AND HOME INVESTMENT PARTNERSHIP PROGRAM FUNDING RIVERBEND LANDINGS APARTMENTS

THIS AGREEMENT is entered into this _____ day _____ of, 20_____, by and between **SEMINOLE COUNTY**, a political subdivision of the State of Florida, whose address is Seminole County Services Building, 1101 E. 1st Street, Sanford, Florida 32771, hereinafter referred to as "COUNTY", and **RIVERBEND LANDINGS PARTNERS, LTD.**, a limited liability company, whose address is 335 N. Knowles Avenue, Winter Park, Suite 101, Florida 32789, hereinafter referred to as "OWNER", and **RIVERBEND LANDINGS II PARTNERS, LTD.**, a limited liability company, whose address is 335 N. Knowles Avenue, Suite 101, Winter Park, Florida 32789, hereinafter referred to as "DEVELOPER", for the use and benefit of its State Housing Initiative Partnership (SHIP) Program and HOME Investment Partnership Program (HOME) funds.

W I T N E S S E T H:

WHEREAS, pursuant to Chapter 420, Florida Statutes, COUNTY applied for and received approval for State Housing Initiative Partnership (SHIP) Program funds through the adoption of the 2022-2025 Local Housing Assistance Plan (LHAP), as modified on May 24, 2022; and

WHEREAS, the 2022-2025 LHAP strategy includes the allocation of SHIP funding towards the construction and rehabilitation of rental housing; and

WHEREAS, COUNTY receives an annual allocation of HOME (24 CFR Part 92) funding for the purpose of expanding the supply of decent, safe, sanitary, and affordable housing, with a primary focus on rental housing, for very low-income and low-income families; and

WHEREAS, COUNTY's 2020-2024 Consolidated plan strategy includes the allocation of HOME funding to increase access to affordable housing with the construction of rental housing; and

WHEREAS, COUNTY submitted a Notice of Funding availability (NOFA) for the construction of multi-unit affordable rental housing; and

WHEREAS, OWNER provided a response to the NOFA and has requested SHIP funds from COUNTY in the amount of ONE MILLION AND NO/100 DOLLARS ($1,000,000.00) for partial funding for the construction of Riverbend Landings Apartments, a 146 unit affordable housing development, hereinafter referred to as the "Project," which will be part of the

Condominium (defined below) and as more particularly described in Exhibit A, Project Scope/Budget, attached to and incorporated in this Agreement; and

WHEREAS, OWNER submitted a New Construction Local Contributions Tax Credit Multi-Family Rental Properties funding application and requested HOME funds from COUNTY in the amount of FIFTY THOUSAND AND NO/100 DOLLARS ($50,000.00) for the Project; and

WHEREAS, COUNTY desires to engage OWNER and DEVELOPER to assist COUNTY in utilizing SHIP and HOME funds to be applied towards the Project; and

WHEREAS, OWNER has a leasehold interest in the Property (defined below) pursuant to that certain Ground Lease dated as of December 1, 2024 (the "Ground Lease") by and between OWNER, as Lessee, and Wetherbee Partners, L.L.C., a Florida limited liability company, as Lessor; and

WHEREAS, OWNER has subleased the Property pursuant to that certain Ground Sublease dated as of December 1, 2024 (the "Ground Sublease") by and between OWNER, as Sublessor, and DEVELOPER, as Sublessee. DEVELOPER is the developer of a commercial condominium on the Property, Riverbend Landings, a Condominium (the "Condominium"), pursuant to that certain Declaration of Condominium of Riverbend Landings, a Condominium, recorded among the Public Records of Seminole County (the "Declaration"). DEVELOPER is constructing the Project in coordination with and on behalf of OWNER, as agent for OWNER; and

WHEREAS, upon completion of the Project, OWNER will own a portion of the Property as a condominium unit consisting of 96 residential units, and DEVELOPER will own a portion of the Property as a condominium unit consisting of 50 residential units; and

WHEREAS, DEVELOPER shall provide fourteen (14) Affordable rental housing units for Low Income persons as defined in Section 420.0004(3) and (11), Florida Statutes, which shall be SHIP funded; and

WHEREAS, OWNER shall provide one (1) Affordable rental housing unit for Low Income persons as defined in Sections 420.00004(3) & (11), Florida Statutes, which shall be HOME funded.

NOW, THEREFORE, in consideration of the promises and mutual covenants contained in this Agreement and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, COUNTY, OWNER and DEVELOPER agree as follows:

Section 1. Recitals. The above recitals are true and form a material part of the Agreement upon which the Parties have relied.

Section 2. Definitions.

(a) "Affordable" has the same meaning as Section 420.0004(3), Florida Statutes.

(b) "COUNTY" means Seminole County.

(c) "DEVELOPER" means Riverbend Landings II Partners, Ltd.

(d) "OWNER" means Riverbend Landings Partners, Ltd.

(e) "FHFC" means the Florida Housing Finance Corporation.

(f) "SHIP" means State Housing Initiatives Partnership Program.

(g) "SHIP Administrator" means the Housing Development Services Division Manager.

(h) "HOME" means HOME Investment Partnership Program.

(i) "RUC" means the Restrictive Use Covenants executed by and between COUNTY, OWNER, and DEVELOPER in conjunction with the execution of this Agreement.

(j) "SHIP Regulations" means Section 420.907, Florida Statutes, and Florida Administrative Code Rule 67-37.

(k) "HOME Regulations" means Title 24 of Code of Federal Regulations Part 92 (24CFR 92).

(l) "AMI" means the Area Median Income for the Orlando Metropolitan Statistical Area.

(m) "Income Qualified Household" is a defined by Section 42 of the Internal Revenue Code and policies related thereto as established by Florida Housing Finance Corporation.

(n) "FMR" means the Fair Market Rent for the Orlando Metropolitan Statistical Area.

(o) "County Approval" means the written approval of the Seminole County Community Services Director or his or her designee.

(p) "Allocated Sum" refers to the total amount of the proposed budget allocated for the Project.

(q) "CS Administrator" means COUNTY's Community Services Department Director or his or her designee within COUNTY's Community Services Department.

(r) "Party" means COUNTY, OWNER, or DEVELOPER; "Parties" mean COUNTY, OWNER, and DEVELOPER.

Section 3. Scope of Services.

(a) Project. The Project, as more particularly described in Exhibit A, is the Riverbend Landings Apartments and is generally located at 3750 E. SR 46, Sanford, Florida 32771 (the "Property"). When completed, the Project will contain a minimum of 95 one-bedroom and one-bathroom units, six two-bedroom and one-bathroom units, 22 two-bedroom and two-bathroom units, and 23 three-bedroom and two-bathroom units.

(b) COUNTY SHIP and HOME funding totaling $1,050,000, as more particularly described in Exhibit A, may be used as match funding required by the FHFC in order for the Project to receive an award of allocation of financing resources administered through FHFC. COUNTY SHIP and HOME funding can be used as reimbursement for completed construction costs. As currently programmed, the Project is intended to include fifteen (15) Affordable units set aside for Low Income persons as defined in Section 420.0004(3) & (11), Florida Statutes. Fourteen (14) units shall be funded by SHIP funds. One (1) unit shall be funded by HOME funds. The Project is expected to be completed by August 31, 2026, subject to OWNER's and DEVELOPER's right to request a six (6) month extension and subject to extensions for force majeure events.

(c) Funding Delivery and Allocation. The total funding for the Project will be ONE MILLION FIFTY THOUSAND AND NO/100 DOLLARS ($1,050,000.00). This sum represents a combination of SHIP and HOME funds.

(d) The SHIP funding shall be delivered to DEVELOPER for the payment of construction costs in accordance with the draw schedule outlined in Exhibit A. The SHIP funding will be collateralized with a SHIP Mortgage and Note in the name of DEVELOPER, attached to and incorporated in this Agreement as Exhibit E, in the amount of ONE MILLION AND NO/100 DOLLARS ($1,000,000.00).

(e) The HOME funding shall be delivered to DEVELOPER for the payment of construction costs in accordance with the draw schedule outlined in Exhibit A. The HOME funding will be collateralized with a HOME Mortgage and Note in the name of OWNER, attached to and incorporated to this Agreement as Exhibit F, in the amount of FIFTY THOUSAND AND NO/100 DOLLARS ($50,000.00).

(f) Each mortgage will be structured as a deferred loan with a 50-year term, which at maturity may be forgiven at the sole discretion of COUNTY.

(g) Levels of Accomplishment - Goals and Performance Measures. The Property will be primarily used as Affordable rental housing and will remain Affordable for a period of fifty (50) years commencing on the date of execution by DEVELOPER and OWNER of the Restrictive Use Covenants (RUC), attached to and incorporated in this Agreement as Exhibit B and C respectively.

(h) Performance Monitoring. COUNTY will monitor the performance of OWNER and DEVELOPER against goals and performance standards required in this Agreement. If, after written, reasonable notice by COUNTY, action to correct a breach in performance is not taken by OWNER or DEVELOPER, as applicable, within a reasonable period of time, COUNTY may unilaterally terminate this Agreement. In no case shall a reasonable period of time to begin correction of substandard performance be shorter than thirty (30) days and longer than ninety (90) days.

(i) Compliance with Laws and Regulations. In providing services pursuant to this Agreement, OWNER and DEVELOPER shall abide by all applicable statutes, ordinances, rules, and regulations pertaining to or regulating the provision of such services, including those now in effect and hereafter adopted. Except for any permitted contest brought in good faith, any material violation of said statutes, ordinances, rules, or regulations will constitute a material breach of this Agreement and will entitle COUNTY to terminate this Agreement following delivery of written notice of termination to OWNER or DEVELOPER and a thirty (30) day opportunity to cure, provided that if thirty (30) days is not sufficient time to effectuate a cure, then OWNER and DEVELOPER shall have such time as reasonably necessary to cure so long as OWNER or DEVELOPER is diligently and continuously pursuing the same.

(j) Reporting requirements. OWNER and DEVELOPER must provide COUNTY, upon reasonable request, copies of all documents related to the monitoring and compliance of the Project received by OWNER and DEVELOPER from the senior lender and/or FHFC and will inform the monitoring agent secured by FHFC that COUNTY must receive a copy of all documents in OWNER and DEVELOPER's possession and delivered to FHFC or its compliance monitor related to the monitoring and compliance of the Property for the duration of the Project.

Section 4. Budget. In consideration of the provision of services by OWNER and DEVELOPER, COUNTY is allocating an amount of ONE MILLION AND NO/100 DOLLARS ($1,000,000.00) in SHIP funds and FIFTY THOUSAND AND NO/100 DOLLARS ($50,000.00)

in HOME funds towards the Project, as described in Section 3 above. Supplementary budget information shall be as described in Exhibit A.

Except as otherwise permitted by the senior lender for the Project, OWNER and DEVELOPER will adhere to the budget as provided for in Exhibit A. COUNTY, OWNER and DEVELOPER may agree to revise the budget in accordance with SHIP and HOME regulations and existing COUNTY policies. Expenditures paid with SHIP and HOME funds shall be limited to SHIP and HOME eligible activities as promulgated by SHIP and HOME regulations.

Section 5. Term of Agreement. This Agreement is effective the last date all Parties hereto have signed. All Project activities and related expenditures shall be completed by August 31, 2026, subject to OWNER and DEVELOPER's right to request a six (6) month extension and subject to extensions for force majeure events, at which time this Agreement will terminate unless an extension is agreed upon by the Parties in writing. Subject to the terms herein, all requisite property insurance maintenance requirements, property standards, and affordability requirements will survive beyond the term of this Agreement.

Section 6. Payment. Payment by COUNTY of the Allocated Sum to DEVELOPER for performance of the Project shall be as follows:

(a) DEVELOPER will submit a Request for Payment Form in the format attached to and incorporated in this Agreement as Exhibit G.

(b) Upon submittal of all requests for payment and approval by COUNTY of the same, DEVELOPER shall request COUNTY to issue a payment check from SHIP and HOME funds. Payments will be made exclusively to DEVELOPER.

Section 7. Notices. All communication, correspondence, and notices shall be in writing and directed to the following representatives:

For COUNTY:

Seminole County Community Services Department
520 W. Lake Mary Boulevard, Suite 100
Sanford, FL 32773

For OWNER:

Riverbend Landings Partners, Ltd.
335 N. Knowles Avenue, Suite 101
Winter Park, Florida 32789

And:

Southern Affordable Services, Inc.
Jay P. Brock, Executive Vice President
335 N. Knowles Avenue, Suite 101

Winter Park, Florida 32789

For DEVELOPER:

Riverbend Landings II Partners, Ltd.
335 N. Knowles Avenue, Suite 101
Winter Park, Florida 32789

And:

Southern Affordable Services, Inc.
Jay P. Brock, Executive Vice President
335 N. Knowles Avenue, Suite 101
Winter Park, Florida 32789

Section 8. General Compliance. The OWNER and DEVELOPER agree to comply with all applicable federal, state, and local laws and regulations which govern the funds provided under this Agreement.

Section 9. Modifications, Amendments, or Alterations. No modification, amendment, or alteration in the terms or conditions contained in this Agreement will be effective unless contained in a written document executed with the same formality and of equal dignity with this Agreement. Such amendment shall not invalidate this Agreement, nor relieve or release COUNTY, DEVELOPER or OWNER from its obligations under this Agreement or change the independent contractor status of OWNER or DEVELOPER.

COUNTY may, at its discretion, amend this Agreement to conform with applicable federal, state, or local governmental guidelines or policies. If such amendments result in a change in the funding, the scope of services, the benefits or obligations affecting OWNER or DEVELOPER, as applicable, or the schedule of activities to be undertaken as part of this Agreement, such modifications will be incorporated only by written amendments signed by both COUNTY, DEVELOPER and OWNER.

Section 10. Independent Contractor. Nothing contained in this Agreement is intended to, or shall be construed in any manner, as creating or establishing the relationship of employer/employee between the Parties. OWNER and DEVELOPER shall at all times remain independent contractors with respect to the services to be performed under this Agreement. COUNTY shall be exempt from payment of all unemployment compensation, FICA, retirement, life and/or medical insurance, and workers' compensation insurance.

Section 11. Project Publicity. OWNER and DEVELOPER shall take commercially reasonable steps to ensure recognition of the role of the COUNTY in providing services through this Agreement. Where applicable, all activities, facilities, and items utilized pursuant to this

Agreement shall be permanently labeled as to its funding source. In addition, OWNER or DEVELOPER, as applicable, will make reasonable efforts to include, where appropriate, a reference to the support provided herein through COUNTY's SHIP and HOME funds.

Section 12. Suspension and Termination. Prior to payment of COUNTY SHIP or HOME funds, OWNER and DEVELOPER may terminate this Agreement at any time by giving written notice to COUNTY of such termination at least thirty (30) days before the effective date of such termination. In the event of any termination, all finished or unfinished documents, data, studies, surveys, maps, models, photographs, reports, or other materials prepared by and in the possession of OWNER or DEVELOPER, as applicable, under this Agreement and paid solely from SHIP or HOME funds shall, at the option of COUNTY and subject to the lien of any senior lender(s), become the property of COUNTY, and OWNER or DEVELOPER, as applicable, shall be entitled to receive just and equitable compensation for any satisfactory work completed on such documents or materials prior to the termination.

COUNTY may also suspend or terminate this Agreement in whole or in part if OWNER or DEVELOPER materially fails to comply with any term of this Agreement or with any of the rules, regulations, or provisions referred to herein, subject to a thirty (30) day opportunity to cure, provided that if thirty (30) days is not sufficient time to effectuate a cure, then OWNER or DEVELOPER, as applicable, shall have such time as reasonably necessary to cure so long as OWNER or DEVELOPER, as applicable, is diligently and continuously pursuing the same. COUNTY may also declare OWNER or DEVELOPER, as applicable, ineligible for any further participation in COUNTY's SHIP or HOME program, in addition to other remedies as provided by federal and state law and any COUNTY ordinances, rules, and regulations. In the event OWNER or DEVELOPER, as applicable, is in noncompliance with any applicable rules or regulations or the terms of this Agreement, COUNTY, in addition to other remedies, may withhold funds until such time as OWNER or DEVELOPER, as applicable, is found to be in compliance by COUNTY, or is otherwise adjudicated to be in compliance.

If any costs are disallowed up to five (5) years after expiration of this Agreement or until the FHFC closes out the Project, whichever occurs later, and the COUNTY is forced to reimburse the SHIP, HOME, or the FHFC, then OWNER or DEVELOPER, as applicable, must reimburse COUNTY for said costs.

This Agreement shall terminate in conjunction with the termination of the RUCs upon foreclosure by OWNER or DEVELOPER or a deed in lieu of foreclosure as set forth more particularly in the attached RUCs.

Section 13. Periodic Reports and Maintenance of Records.

(a) COUNTY, DEVELOPER and OWNER must maintain all records required by federal, state, and local laws, rules, and regulations for a period of no less than five (5) years from the date of the final Project audit. This requirement includes:

(1) All account, property, and personnel records to ensure proper accounting of all Project funds and compliance with this Agreement.

(2) Financial records regarding the following:

(A) Invoices, receipts, and cancelled checks of all items purchased by OWNER or DEVELOPER with the funds made available pursuant to this Agreement;

(B) Bills, cancelled checks, and invoices for all services contracted for by OWNER or DEVELOPER with the funds made available pursuant to this Agreement;

(C) All capital expenditures in excess of One Thousand and No/100 Dollars ($1,000.00), including, as applicable, a description, model, serial number, date, and cost of acquisition;

(D) A copy of this Agreement must be retained for five (5) years after the Agreement terminates; and

(E) If any litigation or claim is commenced prior to the expiration of the five (5) years and extends beyond such time, the records must be maintained until resolution of the litigation or claim, and any person duly authorized by COUNTY must have reasonable access to and the right to examine the records during such time subject to any privilege held by OWNER or DEVELOPER.

(b) Subject to the strictures of the Federal Fair Housing Act, OWNER and DEVELOPER shall maintain client data demonstrating client eligibility for services provided. Such data shall include, but not be limited to, client name, address, income level or other basis for determining eligibility, demographic information, including ethnicity, race, gender, and head-of-household, and a description of services provided. Such information shall be made available to COUNTY for review upon request.

(c) OWNER and DEVELOPER's obligations to COUNTY under this Agreement shall not end until close-out requirements have been met. Activities during this close-out period shall include, but are not limited to, making final payments, disposing of program assets (including the return of all unused materials, equipment, unspent cash advances, program income balances, and receivable accounts to COUNTY), and in determining the custodianship of records.

(d) All OWNER or DEVELOPER records, with respect to any matters covered by this Agreement, shall be made available to COUNTY or the state government at reasonable times during normal business hours as often as COUNTY deems necessary to audit, examine, and make excerpts or transcripts of all relevant data. Any material deficiencies noted in audit reports must be fully cleared by OWNER or DEVELOPER, as applicable, within thirty (30) days after receipt by OWNER or DEVELOPER or such additional time as deemed reasonably necessary so long as OWNER or DEVELOPER is diligently and continuously pursuing the same. Failure of OWNER or DEVELOPER to comply with the above audit requirements will constitute a violation of this Agreement and may result in the withholding of future payments in addition to other legal remedies.

Section 14. Management Assistance. The CS Administrator will be reasonably available to OWNER and DEVELOPER to provide guidance on SHIP and HOME funding requirements; provided, however, that this provision will not be deemed to relieve OWNER or DEVELOPER of any duties or obligations set forth in this Agreement.

Section 15. Liability. COUNTY will not be liable to any person, firm, entity, or corporation who contracts with or who provides goods or services to OWNER or DEVELOPER in connection with the services to be performed under this Agreement, whether for compensation or provided by donation, or for debts or claims accruing to such parties against OWNER or DEVELOPER. This Agreement does not create a contractual relationship, either express or implied, between COUNTY and any other person, firm, or entity supplying any work, labor, services, goods, or materials to OWNER or DEVELOPER as a result of Project services funded by COUNTY under this Agreement.

Section 16. Indemnification.

(a) OWNER and DEVELOPER will hold harmless and indemnify COUNTY from and against any and all liability, loss, claims, damages, costs, reasonable attorney's fees and expenses of whatsoever kind, type, or nature which COUNTY sustains, suffers, or incurs, or be required to pay by reason of the following: loss of any monies paid to OWNER or DEVELOPER, resulting

out of OWNER or DEVELOPER fraud, defalcation, dishonesty, or failure of OWNER or DEVELOPER to comply with applicable laws or regulations; any act or omission of OWNER or DEVELOPER in the performance of this Agreement or any part thereof; a judgment over and above the limits provided by the insurance required under this Agreement, or as may otherwise result in any way or instance whatsoever arising from this Agreement, but excluding the foregoing if caused by COUNTY's breach of this Agreement or COUNTY's negligence or willful misconduct.

(b) COUNTY will be fully responsible for the intentional or negligent acts or omissions of its own respective elected officials, officers, employees, and agents in the performance of their obligations under this Agreement. Without limiting any liability therefor, COUNTY will not indemnify or hold OWNER or DEVELOPER, or either of their officers, employees, and agents harmless for any matters arising pursuant to the subject matter of this Agreement.

(c) The provisions of Section 768.28, Florida Statutes (2025), as this statute may be amended from time to time, will govern all matters of tort liability and limitations on damages as to COUNTY and nothing in this Agreement will be construed as a waiver of the sovereign immunity or of the limits on damages beyond the amount expressed in that statute, anything else in this Section or elsewhere in this Agreement to the contrary notwithstanding.

Section 17. Insurance.

(a) General. OWNER and DEVELOPER will, at their own costs, each procure the applicable insurance required under this Section, attached to and incorporated in this Agreement as Exhibit D, as a precondition to performance of any Project services. These same terms and required minimum levels of insurance coverage will also apply to all COUNTY approved subcontractors retained by DEVELOPER to perform Project services.

(1) OWNER and DEVELOPER must each furnish the CS Administrator with a Certificate of Insurance signed by an authorized representative of the insurer evidencing the insurance required by this Section. COUNTY and its officials, officers, and employees must be named additional insured under the Commercial General Liability policy, and to the extent applicable Business Auto and Flood Insurance policies. The Certificate of Insurance will provide that COUNTY will be given not less than thirty (30) days written notice prior to the cancellation, nonrenewal notice, or restriction of coverage. Policies must be specifically endorsed to provide COUNTY with such notification. Until such time as the insurance is no longer required to be maintained by OWNER and

DEVELOPER, each entity will provide COUNTY with a renewal or replacement Certificate of Insurance not less than thirty (30) days before expiration or replacement of the insurance for which a previous Certificate of Insurance has been provided.

(2) The Certificate of Insurance must contain a statement that it is being provided in accordance with this specific Agreement and that the insurance is in full compliance with the requirements of this Agreement. In lieu of the statement on the Certificate of Insurance, OWNER and DEVELOPER, at the option of COUNTY, may submit a sworn, notarized statement from an authorized representative of the insurer that the Certificate of Insurance is being provided in accordance with this Agreement and that the insurance is in full compliance with the requirements of this Agreement.

(3) In addition to providing the Certificate of Insurance and, if required by COUNTY, OWNER and DEVELOPER, as applicable, will, within thirty (30) days after receipt of a written request, provide COUNTY with a certified copy of each of the policies of insurance providing the coverage required by this Section.

(4) Neither approval by COUNTY nor failure to disapprove the insurance furnished by OWNER and DEVELOPER will relieve OWNER or DEVELOPER of its full responsibility for performance of any obligation including their indemnification of COUNTY under this Agreement.

(5) Deductible/self-insured retention amounts must be declared to and approved by COUNTY and will be reduced or eliminated upon written request from COUNTY who must agree as to the change. The risk of loss within the deductible amount, if any, in the insurance purchased and maintained pursuant to this document will be borne by OWNER and DEVELOPER.

(6) In the event of loss covered by property insurance, the proceeds of a claim will be applied in accordance with SHIP and HOME Loan Documents, if there is no senior lender.

(7) Neither COUNTY's review of the coverage afforded by or the provisions of the policies of insurance purchased and maintained by OWNER and DEVELOPER in accordance with this Section, nor COUNTY's decisions to raise or not to raise any objections about either or both, will in any way relieve or decrease the liability of OWNER or DEVELOPER. If COUNTY elects to raise an objection to the coverage afforded by or the provisions of the insurance furnished, OWNER and DEVELOPER must promptly provide such additional

information as COUNTY may reasonably request, and OWNER and DEVELOPER will remedy any deficiencies in the policies of insurance within ten (10) days.

(8) COUNTY's authority to object to insurance will not in any way whatsoever give rise to any duty on the part of COUNTY to exercise this authority for the benefit of OWNER, DEVELOPER, or any other person.

(9) Coverage: The insurance provided by OWNER and DEVELOPER pursuant to this Agreement will apply on a primary and non-contributory basis, and any other insurance or self-insurance maintained by the Board of County Commissioners of Seminole County, Florida or its officials, officers, or employees will be excess of and not contributing with the insurance provided by OWNER and DEVELOPER.

(10) Waiver of Subrogation: All policies must be endorsed to provide a Waiver of Subrogation clause in favor of COUNTY and its officials, officers, and employees.

(b) Insurance Company Requirements. Insurance companies providing the insurance under this Agreement must meet the following requirements:

(1) Companies issuing policies other than Workers' Compensation must be authorized to conduct business in the State of Florida and prove same by maintaining Certificates of Authority issued to the companies by the Florida Office of Insurance Regulations. Policies for Workers' Compensation may be issued by companies authorized as a group self-insurer by Section 624.4621, Florida Statutes (2025), as this statute may be amended from time to time.

(2) In addition, such companies other than those authorized by Section 624.4621, Florida Statutes (2025), as this statute may be amended from time to time, will have and maintain a Rating of "A-" or better and a Financial Size Category of "VII" or better, both according to A.M. Best Company.

(3) If, during the period which an insurance company is providing the insurance coverage required by this Agreement, an insurance company: (i) loses its Certificate of Authority, (ii) no longer comply with Section 624.4621, Florida Statutes (2025), as this statute may be amended from time to time; or (iii) fails to maintain the requisite Best's Rating and Financial Size Category, OWNER and DEVELOPER will, as soon as either has knowledge of any such circumstance, immediately notify COUNTY and immediately replace the insurance coverage provided by the insurance company with a different insurance company meeting the requirements of this Agreement. Until such time as OWNER or DEVELOPER, as applicable, has replaced the unacceptable insurer

with an insurer acceptable to COUNTY, OWNER and DEVELOPER will be deemed to be in default of this Agreement.

(c) Specifications. Without limiting any of OWNER or DEVELOPER's other obligations or liabilities, OWNER and DEVELOPER must, at its own sole expense, procure, maintain, and keep in force amounts and types of insurance conforming to the minimum requirements set forth in this Section. Except as otherwise specified in this Agreement, the insurance will become effective prior to funding delivery in accordance with this Agreement and must be maintained in force until the Agreement completion date. The amounts and types of insurance must conform to the following minimum requirements.

(1) Workers' Compensation/Employer's Liability.

(A) To the extent OWNER or DEVELOPER has employees, OWNER's and DEVELOPER's insurance must cover for liability which would be covered by the latest edition of the standard Workers' Compensation Policy (NCCI Form WC 00 00 00 A) as filed for use in Florida by the National Council on Compensation Insurance, without restrictive endorsements. OWNER and DEVELOPER will also be responsible for procuring proper proof of coverage from its subcontractors of every tier for liability which is a result of a Workers' Compensation injury to the subcontractor's employees. The minimum required limits to be provided by both OWNER, DEVELOPER (to the extent OWNER or DEVELOPER have employees) and their subcontractors are outlined in subsection (C) of this Section. In addition to coverage for the Florida Workers' Compensation Act, where appropriate, coverage is to be included for the United States Longshoremen and Harbor Worker's Compensation Act, Federal Employer's Liability Act, and any other applicable Federal or State law.

(B) Subject to the restrictions of coverage found in the standard Workers' Compensation Policy, there will be no maximum limit on the amount of coverage for liability imposed by the Florida Workers' Compensation Act or any other coverage customarily insured under Part One of the standard Workers' Compensation Policy.

(C) The minimum amount of coverage under Part Two of the standard Workers' Compensation Policy must be:

$ 1,000,000.00	(Each Accident)
$ 1,000,000.00	(Disease-Policy Limit)
$ 1.000,000.00	(Disease-Each Employee)

(2) Commercial General Liability.

(A) OWNER and DEVELOPER's insurance must cover OWNER and DEVELOPER for those sources of liability which would be covered by the latest edition of the standard Commercial General Liability Coverage Form (ISO Form CG 00 01), as filed for use in the State of Florida by the Insurance Services Office, without the attachment of restrictive endorsements other than the elimination of Coverage C, Medical Payment, and the elimination of coverage for Fire Damage Legal Liability.

(B) OWNER and DEVELOPER must maintain separate limits of coverage applicable only to the Project services performed under this Agreement and related documents, i.e., work orders. The minimum limits to be maintained by OWNER and DEVELOPER will be those that would be provided with the attachment of the Amendment of Limits of Insurance (Designated Construction Project(s) General Aggregate Limit endorsement ISO Form CG 25 03) to a Commercial General Liability Policy with amounts as specified in this Section.

(C) OWNER and DEVELOPER will continue to maintain Products/Completed Operations coverage for a period of two (2) years after final completion. The insurance must cover those sources of liability which would be covered by the latest edition of Coverage A of the Commercial General Liability Form (ISO Form CG 00 01) or Coverage A of the Products/Completed Operations Liability Coverage Form (ISO Form CG 00 37), as filed for use in the State of Florida by the Insurance Services Office without restrictive endorsements.

(D) COUNTY, as well as its officials, officers, and employees are to be included as Additional Insureds. ISO Endorsements CG 20 10 and CG 20 37, or their equivalent, will be used to provide such Additional Insured status.

(3) Business Auto Policy.

(A) To the extent OWNER or DEVELOPER own's or lease's an automobile, insurance must cover OWNER or DEVELOPER, as applicable, for those sources of liability which would be covered by Section II of the latest edition of the standard Business Auto Policy (ISO Form CA 00 01), as filed for use in the State of Florida by the Insurance Services Office, without the attachment of restrictive endorsements. Coverage must include owned, non-owned, and hired autos.

(B) COUNTY, as well as its officials, officers, and employees are to be included as Additional Insureds. ISO Endorsements CG 20 10 and CG 20 37, or their equivalent, will be used to provide such Additional Insured status.

(4) All Risk Property Insurance. Upon completion of the Project, OWNER and DEVELOPER must procure and maintain such insurance coverage to cover loss by fire, windstorm, explosion, or other customary casualty available in the local area and for the same product type in an amount equal to the replacement value of the Property. Such insurance must be maintained in force throughout the term of OWNER and DEVELOPER's ownership of the property. OWNER and DEVELOPER must provide proof of such insurance coverage to the CS Administrator, as well as COUNTY's Purchasing and Contracts Division. Failure to provide proof of All Risk Property Insurance will be a material breach of this Agreement.

(5) Flood Insurance.

(A) If buildings or structures are located within a special flood prone or flood hazard area, flood insurance must be afforded for the lesser of the total insurable value of such buildings or structures, or the maximum amount of flood insurance coverage available under the National Flood Insurance Program.

(B) COUNTY must be included as a loss payee under the policy.

(d) Coverage. The insurance provided by OWNER and DEVELOPER pursuant to this Agreement will apply on a primary basis and any other insurance or self-insurance maintained by COUNTY its officials, officers, or employees will be in excess of and not contributing to the insurance provided by or on behalf of OWNER and DEVELOPER.

(e) Occurrence Basis. The Workers' Compensation, Commercial General Liability, and Business Auto required by this Agreement will be provided on an occurrence basis rather than a claims-made basis.

(f) Minimum Required Coverage Levels (other than Workers' Compensation). As applicable, the minimum limits to be maintained by OWNER and DEVELOPER (inclusive of any amounts provided by an Umbrella or Excess policy) will be as follows:

General Aggregate	Twice (2x) the Each Occurrence Limit
Products/completed Operations Aggregate:	$2,000,000.00
Personal & Advertising Injury Limit:	$1,000,000.00
Each Occurrence Limit:	$1,000,000.00
Business Automobile (each occurrence):	$1,000,000.00

(g) Obligations. Compliance with the foregoing insurance requirements will not relieve OWNER or DEVELOPER, their respective employees, or agents of liability from any obligation under this Section or any other portions of this Agreement.

Section 18. Bonds and Use of Outside Contractors.

(a) If DEVELOPER hires professional contractors, subcontractors, or vendors providing labor, goods, or services for monetary or in-kind compensation and not on a voluntary or donation basis in connection with the Project, DEVELOPER will remain fully responsible for the adequacy of goods and services provided by said persons, as well as for prompt payment thereof and for prompt removal or bonding or insuring against any liens that may be filed by such persons. Other than the lien by senior lenders set forth in Exhibit A, failure to present marketable title free and clear of any such liens on the Property will be deemed an event of default under this Agreement unless bonded or insured over and will be grounds for COUNTY to withhold remaining payments to DEVELOPER and to require repayment of funds already paid. Notwithstanding the foregoing, the Property may also become subject to any Florida Housing Finance Corporation State Apartment Incentive Loan or similar financing source, and any mortgage or restrictions recorded or to be recorded against the Property in connection therewith, and any such financing and related documentation shall not require the consent of COUNTY.

(b) DEVELOPER shall be responsible for any uninsured or underinsured subcontractors retained by DEVELOPER to perform Project services. Seminole County, Florida shall be included as Additional Insured with regard to all on-going operations and products/completed operations related to Project services. DEVELOPER's designated general contractor, and any other subcontractor retained directly by DEVELOPER, shall provide a Certificate of Insurance on an Acord form evidencing the Board of County Commissioners of Seminole County, Florida, its officials, officers, and employees, as additional insured by policy endorsement under any General Liability, Umbrella Liability, and Auto Liability policies provided for such work.

Section 19. Public Records.

(a) OWNER and DEVELOPER acknowledge COUNTY's obligations under Article 1, Section 24, Florida Constitution and Chapter 119, Florida Statues (2025), as that statute may be amended from time to time, to release public records to members of the public upon request. OWNER and DEVELOPER acknowledge that COUNTY is required to comply with Article 1, Section 24, Florida Constitution and Chapter 119, Florida Statutes (2025), as that statute may be

amended from time to time, in the handling of the materials created under this Agreement and that said statute controls over the terms of this Agreement. Upon COUNTY's request, OWNER or DEVELOPER, as applicable, will provide COUNTY with all requested public records in OWNER or DEVELOPER's possession or will allow COUNTY to inspect or copy the requested records within a reasonable time and at a cost that does not exceed costs as provided under Chapter 119, Florida Statutes (2025), as that statute may be amended from time to time.

(b) OWNER and DEVELOPER specifically acknowledge their respective obligations to comply with Section 119.0701, Florida Statutes, (2025) as applicable to OWNER or DEVELOPER, as that statute may be amended from time to time, with regard to public records and must:

(1) keep and maintain public records that ordinarily and necessarily would be required by COUNTY in order to perform the services required under this Agreement;

(2) provide COUNTY with access to public records on the same terms and conditions that COUNTY would provide the records and at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, (2025), as that statute may be amended from time to time, or as otherwise provided by law;

(3) ensure public records that are exempt or confidential from public records disclosure requirements are not disclosed, except as authorized by law; and

(4) upon termination of this Agreement, OWNER and DEVELOPER will transfer, at no cost to COUNTY, all public records in possession their possession or keep and maintain public records required by COUNTY under this Agreement. If OWNER or DEVELOPER transfers all public records to COUNTY upon completion of this Agreement, OWNER or DEVELOPER, as applicable, must destroy any duplicate public records that are exempt or confidential from public records disclosure requirements, except to the extent held in accordance with OWNER or DEVELOPER's internal recordkeeping requirements. If OWNER or DEVELOPER keeps and maintains the public records upon completion of this Agreement, OWNER or DEVELOPER, as applicable, must meet all applicable requirements for retaining public records. All records stored electronically must be provided to COUNTY, upon request of COUNTY, in a format that is compatible with the information technology systems of COUNTY.

(c) Failure to comply with this Section will be deemed a material breach of this Agreement for which COUNTY may terminate this Agreement immediately upon written notice

to OWNER and DEVELOPER. OWNER or DEVELOPER, as applicable, may also be subject to statutory penalties as set forth in Section 119.10, Florida Statutes (2025), as that statute may be amended from time to time.

(d) **IF OWNER OR DEVELOPER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, OWNER OR DEVELOPER MAY CONTACT COUNTY'S COMMUNITY SERVICES DEPARTMENT, AT 407-665-2358, EHAMILTON@SEMINOLECOUNTYFL.GOV, 520 W. LAKE MARY BOULEVARD, SUITE 100, SANFORD, FLORIDA 32773.**

Section 20. Nondiscrimination. OWNER and DEVELOPER will not discriminate against any employee or applicant for employment because of race, color, creed, religion, ancestry, national origin, sex, disability, other handicap, age, marital status, or status with regard to public assistance. To the extent OWNER or DEVELOPER has employees, OWNER or DEVELOPER, as applicable, must ensure that all employment practices prohibit such discrimination. Such employment practices include, but are not limited to, the following: hiring, upgrading, demotion, transfer, recruitment or recruitment advertising, lay-off, termination, rates of pay or other forms of compensation, and selection for training, including apprenticeship. OWNER and DEVELOPER agree to post in conspicuous places available to employees and applicants for employment, notices setting forth the provisions of this nondiscrimination clause.

Section 21. Parties Bound. This Agreement is binding upon and inures to the benefit of OWNER, DEVELOPER and COUNTY, and their successors and assigns.

Section 22. Conflict of Interest.

(a) The Parties shall not engage in any action that would create a conflict of interest in the performance of its obligations pursuant to this Agreement with the other Party or that would violate or cause third parties to violate the provisions of Part III, Chapter 112, Florida Statutes (2025), as may be amended, relating to ethics in government.

(b) OWNER and DEVELOPER hereby certify to the COUNTY, and the COUNTY hereby certifies to the OWNER and DEVELOPER that no officer, agent, or employee of that Party has any material interest (as defined in § 112.312(15), Florida Statutes (2025)), as may be amended

from time to time, as over 5% ownership either directly or indirectly, in the business of the other Party or Parties to which they are making such certification to be conducted here, and that no such person will have any such interest at any time during the term of this Agreement.

(c) Each Party has the continuing duty to report to the other Party any information that indicates a possible violation of this Section.

Section 23. Historic Preservation. OWNER and DEVELOPER agree to comply with the historic preservation requirements set forth in the National Historic Preservation Act of 1966, as amended (16 U.S.C. 470), and the procedures set forth in 36 CFR Part 800, Advisory Council on Historic Preservation Procedures, for protection of historic properties insofar as they apply to the performance of this Agreement. In general, this requires concurrence from the State Historic Preservation Officer for rehabilitation and demolition of all properties built fifty (50) years ago to assess how the activity could affect historic property listed in or eligible for the National Register of Historic Places.

Section 24. Continuity of Service.

(a) For continuity of service, OWNER and DEVELOPER and their successors and assigns may not change the eligible use of the Property, the method of providing service by excluding properties or persons currently covered, sell or transfer the Property, or vacate the Property without COUNTY's permission, provided that OWNER or DEVELOPER may sell or transfer the Property without County's permission if the applicable RUC remains in place or is otherwise terminated in accordance with its terms and the respective mortgages of OWNER and DEVELOPER.

(b) If COUNTY, DEVELOPER and OWNER determine, after consultation with the affected citizens, that it is appropriate to change the use of the Property to a use which does not qualify as SHIP or HOME assistance eligible, OWNER or DEVELOPER may retain or dispose of the Property for the changed use after COUNTY SHIP and HOME funding is reimbursed to COUNTY, which amount may be reduced on a prorated basis in equal amounts ($1/50^{th}$) annually at COUNTY's sole discretion.

(c) Following the reimbursement of SHIP and HOME funding to COUNTY in accordance with this Section, the Property will no longer be subject to any SHIP or HOME program requirements.

Section 25. Real Property Protections.

(a) COUNTY may have inspections of the Property performed by COUNTY, or on its behalf, for structural integrity and safety.

(b) Other than as provided elsewhere herein or in Exhibit A, OWNER and DEVELOPER shall not mortgage or otherwise encumber title to the Property by utilizing the Property as collateral for any type of lien, note, mortgage, debt obligation, or security agreement without prior written approval from COUNTY. OWNER and DEVELOPER shall not subject the title to the Property to any liens or grants other than the lien by senior lenders set forth in Exhibit A; the making of any federal loan; the entering into of any cooperative agreement; or to the extension, continuation, renewal, amendment, or modification of any federal contract, grant, loan, or cooperative agreement without prior written approval from COUNTY. Notwithstanding the foregoing, approval of COUNTY shall not be required in connection with (i) easements necessary for the construction or operation of the Project and granted in the ordinary course of business, or (ii) a Florida Housing Finance Corporation loan, or other federal or state loan program, tax credit program, fee waiver, exemption, rebate, or such similar programs in connection with construction, financing, or operation of the Project.

Section 26. Maintenance of Premises. OWNER and DEVELOPER are required to maintain the Property in a condition that meets all current housing, safety, and health standards as required by all applicable federal, state and local laws, rules and regulations.

Section 27. Disclaimer of Third-Party Beneficiaries. This Agreement is solely for the benefit of the Parties to it or their legal successors or assigns and no right or cause of action will accrue to or for the benefit of any other third-party.

Section 28. Severability. If any one or more of the covenants or provisions of this Agreement are held to be contrary to any express provision of law or contrary to the policy of express law, though not expressly prohibited, or against public policy, or for any reason whatsoever be held invalid, then such covenants or provisions will be null and void and deemed severable from the remaining covenants or provisions of this Agreement, and in no way affect the validity of the remaining covenants or provisions of this Agreement.

Section 29. Entire Agreement. This Agreement, together with its exhibits, constitutes the entire Agreement between the Parties and supersedes all previous discussions, understandings, and agreements between the Parties, if any, relating to the subject matter of this Agreement. Amendments

to and waivers of the provisions in this Agreement or changes in the Project's scope or cost will only be made by the Parties in writing by formal amendment to this Agreement.

Section 30. Non-Assignability. No assignment, delegation, transfer, or notation of this Agreement or any part hereof shall be made unless approved in writing and signed by all Parties to the Agreement.

Section 31. Rights at Law Retained. The rights and remedies of COUNTY provided under this Agreement are in addition and supplemental to any other rights and remedies provided by law.

Section 32. Headings. All section numbers and descriptive headings of paragraphs in this Agreement are inserted for convenience only and will not affect the construction or interpretation of this Agreement.

Section 33. Miscellaneous.

(a) The Parties represent to each other that each, respectively, has full right, power, and authority to execute this Agreement and that they have done all things necessary or conditions precedent to the execution of this Agreement.

(b) This Agreement will be construed in accordance with the laws of the State of Florida. The Parties hereby consent to venue in the Circuit Court in and for Seminole County, Florida, as to state actions and the United States District Court for the Middle District of Florida, Orlando Division, as to federal actions.

[Remainder of page intentionally left blank. Signatures on following pages.]

IN WITNESS WHEREOF, the Parties hereto have executed the foregoing agreement on this 7th day of January, 2026.

RIVERBEND LANDINGS PARTNERS, LTD,
a Florida limited partnership

By: Southern Affordable Services, Inc., a Florida not-for-profit corporation, its co-general partner

Witness
Shannon M. Marshall
Print Name
Witness
Lori Holycross
Print Name

By: _____
JAY P. BROCK, Executive Vice-President
Date: 1/7/26

RIVERBEND LANDINGS II PARTNERS, LTD,
a Florida limited partnership

By: Southern Affordable Services, Inc., a Florida not-for-profit corporation, its co-general partner

Witness
Shannon M. Marshall
Print Name
Witness
Lori Holycross
Print Name

By: _____
JAY P. BROCK, Executive Vice-President
Date: 1/7/26

[The balance of this page is left intentionally blank. Signatures continue on following page.]

ATTEST

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

By: _____
ANDRIA HERR, Chairman

Date: _____

As authorized for execution by the Board of County Commissioners at its _____ 20____, regular meeting.

_____
GRANT MALOY
Clerk to the Board of
County Commissioners of
Seminole County, Florida.

For the use and reliance
of Seminole County only.

Approved as to form and
legal sufficiency.

_____
County Attorney

RM/vs
12/10//25
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Attachment:
Exhibit A – Project Scope/Budget
Exhibit B – Restrictive Use Covenant (DEVELOPER)
Exhibit C – Restrictive Use Covenant (OWNER)
Exhibit D – Insurance Requirements
Exhibit E – SHIP Mortgage and Note
Exhibit F – HOME Mortgage and Note
Exhibit G – Request for Payment

EXHIBIT A

A-1. Project Name: Matching Funding of Riverbend Landings Apartment Complex by OWNER. The project is the Riverbend Landings Apartment Complex located at 3750 E. State Road 46, Sanford, FL 32771 (herein "Property"). The Project, as part of the Condominium, is being built on 6.05 acres of land (the "Land"). When completed, the Project will contain a minimum ninety-five (95) 1-bedroom and 1-bathroom units, six (6) 2-bedrooms and 1-bathroom units, twenty-two (22) 2-bedroom and 2-bathroom units, and twenty-three (23) 3-bedroom and 2-bathroom units. The OWNER, together with the Developer, is the developer of the Property.

A-2. Property Description: Commence at the Southwest corner of the Southwest quarter of the Southeast quarter of said Section 33: thence run North 89°46'11" East, along the South line of said Southwest quarter of the Southeast quarter, for a distance of 42.65 feet; Thence run North 00°13'49" West, departing said South line, for a distance of 33.57 feet to a point on the North Right-of-Way line of State Road 46, according to official Records Book 8479, Page 1001 of the Public Records of Seminole County, Florida and the Point of Beginning; thence run North 33°03'05" West, along said North Right-of-Way line, for a distance of 44.08 feet to a point on the East Right-of-Way line of Beardall Avenue,, according to Map Book 6, Pages 188 through 190 of said Public Records; thence run the following courses along said East Right-of-Way: South 88°52'16" West, for a distance of 7.77 feet; thence run North 01°07'58" West, for a distance of 49.90 feet; thence run North 00°46'29" West, for a distance of 95.63 feet; thence run North 00°38'44" West, for a distance of 50.31 feet; thence run North 00°25'58" West, for a distance of 118.41 feet; thence run North 00°31'05" West, for a distance of 0.05 feet; thence run North 89°38'23" East, departing said East Right-of-Way line, for a distance of 869.05 feet to the Northwest corner of the East 450 feet of the South 387.20 feet of the Southwest quarter of the Southeast quarter of said Section 33: thence run South 00°21'04" East, along the West line thereof, for a distance of 289.44 feet to the aforesaid North Right-of-Way line of State Road 46; Thence run the following courses along said North Right-of-Way line: South 89°47'07" West, for a distance of 241.71 feet to the point of curvature of a tangent curve concave Southeasterly; thence run Southwesterly along said tangent curve having a radius of 2145.58 feet, an arc length of 409.69 feet, a central angle of 10°56'26", a chord bearing of South 84°18'54" West and a chord distance of 409.07 feet to a point of reverse curvature of a curve concave Northwesterly; thence run Southwesterly along said curve having a radius of 1698.46 feet, an arc length of 188.40 feet, a central angle of 6°21'19", a chord bearing of South 82°01'34" West and a chord distance of 188.30 feet to the point of beginning.

A-3. Project Budget: $1,000,000.00 SHIP Funding; $50,000.00 HOME Funding

A-4. Draw Schedule: The project (3) three payment schedule is as follows, with the first $430,000 payment processed once the funding agreement is fully executed; the second $430,000 payment can be submitted upon the project reaching 66% completion. The final draw request for the $140,000 remaining balance of SHIP funds and the $50,000 HOME funds will be processed upon the project receiving the Certificate of Occupancy, final lien releases, and the developer providing the household demographics for each SHIP-funded and HOME-funded unit.

A-5. Project Schedule: The project is expected to be completed by August 31, 2026, and the property is to remain affordable for a period of fifty (50) years, as specified in the Restrictive Use Covenant for the property.

A-6. Sources: The project has $13,450,000.00 committed financing from the Housing Finance Authority of Volusia County/MSPJ Bond Holdings, LLC, $12,659,981.00 in Related Party Equity from Southern Affordable Development, LLC, and $4,258,976.00 Deferred Developer Fee from Atlantic Housing Partners, LLLP.

This document was prepared by:
Robert McHugh, Esq.
County Attorney's Office
Seminole County Government
1101 E. 1st Street
Sanford, Florida 32771

Please return it to:
Community Development Office
520 W. Lake Mary Boulevard, Suite 100
Sanford, Florida 32773

Exhibit B

RESTRICTIVE USE COVENANT

This Restrictive Use Covenant is made by **RIVERBEND LANDINGS II PARTNERS, LTD**, whose address is 335 N. Knowles Avenue, Suite 101, Winter Park, Florida 32789, as leasehold owner, hereinafter referred to as "GRANTOR", in favor of **SEMINOLE COUNTY**, a political subdivision of the State of Florida, whose address is Seminole County Services Building, 1101 E. 1st Street, Sanford, Florida 32771, hereinafter referred to as "GRANTEE", concerning that certain parcel of real property, hereinafter referred to as the "Property", the legal description, and parcel identification number for which are:

Address: 3750 E. SR 46, Sanford, Florida 32771

Legal Description: AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 33; THENCE RUN NORTH 89°46'11" EAST, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, FOR A DISTANCE OF 42.65 FEET; THENCE RUN NORTH 00°13'49" WEST, DEPARTING SAID SOUTH LINE, FOR A DISTANCE OF 33.57 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 46, ACCORDING TO OFFICIAL RECORDS BOOK 8479, PAGE 1001 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE RUN NORTH 33°03'05" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, FOR A DISTANCE OF 44.08 FEET TO A POINT ON THE RECORDS; THENCE RUN THE FOLLOWING COURSES ALONG SAID EAST RIGHT-OF-WAY LINE: SOUTH 88°52'16" WEST, FOR A DISTANCE OF 7.77 FEET; THENCE RUN NORTH 01°07'58" WEST, FOR A DISTANCE OF 49.90 FEET; THENCE RUN NORTH 00°46'29" WEST, FOR A DISTANCE OF 95.63 FEET; THENCE RUN NORTH 00°38'44" WEST, FOR A DISTANCE OF 50.31 FEET; THENCE RUN NORTH 00°25'58" WEST, FOR A DISTANCE OF 118.41 FEET; THENCE RUN NORTH 00°31'05" WEST, FOR A DISTANCE OF 0.50 FEET; THENCE RUN NORTH 89°38'23" EAST, DEPARTING SAID EAST RIGHT-OF-WAY LINE, FOR A DISTANCE OF 869.05 FEET TO THE NORTHWEST CORNER OF THE EAST 450 FEET OF THE SOUTH 387.20 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 33; THENCE RUN SOUTH 00°21'04" EAST, ALONG THE WEST LINE THEREOF, FOR A DISTANCE OF 289.44 FEET TO THE AFORESAID NORTH RIGHT-OF-WAY LINE OF STATE ROAD 46; THENCE RUN THE FOLLOWING COURSES ALONG SAID NORTH RIGHT-OF-WAY LINE: SOUTH 89°47'07" WEST, FOR A DISTANCE OF 241.71 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE CONCAVE SOUTHEASTERLY; THENCE RUN SOUTHWESTERLY ALONG SAID TANGENT CURVE HAVING A RADIUS OF 2145.58 FEET, AN ARC LENGTH OF 409.69 FEET, A CENTRAL

ANGLE OF 10°56'26", A CHORD BEARING OF SOUTH 84°18'54" WEST AND A CHORD DISTANCE OF 409.07 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 1698.46 FEET, AN ARC LENGTH OF 188.40 FEET, A CENTRAL ANGLE OF 6°21'19", A CHORD BEARING OF SOUTH 82°01'34" WEST AND A CHORD DISTANCE OF 188.30 FEET TO THE POINT OF BEGINNING.

Parcel Identification Number: 33-19-31-525-0000-0010

The GRANTOR shall set-aside fourteen (14) rental housing units on the Property for Affordable rental housing only for Low Income persons as defined in Sections 420.0004(3) and (11), Florida Statutes, for a period of fifty (50) years commencing on the execution date of this instrument (the "Affordability Period") except as otherwise provided in Section 8 of that certain SHIP Program Note from GRANTOR to GRANTEE in the amount of $1,000,000.00.

This Restrictive Use Covenant shall constitute a covenant running with GRANTOR's interest in the land, shall be binding upon the current GRANTOR, its successors in title, and is expressly for the benefit of GRANTOR and GRANTEE and may be enforced by GRANTOR or GRANTEE in any lawful manner. This Restrictive Use Covenant may be released prior to the expiration of the Affordability Period upon the consent of GRANTEE as evidenced by a written instrument to that effect duly executed by the Board of County Commissioners of Seminole County, Florida and recorded in the Official Records of said jurisdiction.

This Restrictive Use Covenant shall terminate upon the foreclosure or deed in lieu of foreclosure of GRANTOR or the repayment of that certain SHIP Program Note from GRANTOR to GRANTEE as provided in Section 8 thereof.

GRANTOR and its successors in title, upon reasonable notice by GRANTEE, must comply in good faith with rental rate monitoring by GRANTEE for the Property for the duration of the Affordability Period to ensure compliance with the terms of this Restrictive Use Covenant.

GRANTOR and its successors in title must maintain all records pertaining to rental rates at the Property for an additional five (5) years beyond the expiration of the Affordability Period.

GRANTOR and its successors in title will maintain adequate property insurance at replacement value for the duration of the Affordability Period.

Notwithstanding anything in this Restrictive Use Covenant to the contrary, the terms and provisions hereof, GRANTEE's rights hereunder are subordinate and inferior to the rights of the GRANTOR's construction lender, HOUSING FINANCE AUTHORITY OF VOLUSIA COUNTY/MSPJ BOND HOLDING, LLC (the "Senior Lender") under and pursuant to that certain Mortgage and Security Agreement executed by GRANTOR in favor of Senior Lender (the "Senior Mortgage"). It is expressly acknowledged and agreed that no action required to be taken by GRANTOR under the express terms of the Senior Mortgage shall constitute a default hereunder.

IN WITNESS WHEREOF, GRANTOR, through its undersigned officer, has caused this instrument to be executed:

RIVERBEND LANDINGS II PARTNERS, LTD
a Florida limited partnership

_____
Witness

_____
Print Name

By: Southern Affordable Services, Inc.
a Florida not-for-profit corporation,
its co-general partner

_____
Witness

_____
Print Name

By: _____
JAY P. BROCK,
Executive Vice-President

Date: _____

STATE OF FLORIDA)
)
COUNTY OF)

Execution of the foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 20____, by Jay P. Brock, as Executive Vice-President of Southern Affordable Services, Inc., a Florida not-for-profit corporation, its co-general partner. He is personally known to me or has produced _____ as identification.

_____
NOTARY PUBLIC
Print Name _____
My commission expires: _____

RM/vs
11/21/25
T:\Users\rmchugh\Community Services\Riverbend \SHIP Riverbend Landing RUC (Nov2025).docx

This document was prepared by:
Robert McHugh, Esq.
County Attorney's Office
Seminole County Government
1101 E. 1st Street
Sanford, Florida 32771

Please return it to:
Community Development Office
520 W. Lake Mary Boulevard, Suite 100
Sanford, Florida 32773

Exhibit C

RESTRICTIVE USE COVENANT

This Restrictive Use Covenant is made by **RIVERBEND LANDINGS PARTNERS, LTD**, whose address is 335 N. Knowles Avenue, Suite 101, Winter Park, Florida 32789, as leasehold owner, hereinafter referred to as "GRANTOR", in favor of **SEMINOLE COUNTY**, a political subdivision of the State of Florida, whose address is Seminole County Services Building, 1101 E. 1st Street, Sanford, Florida 32771, hereinafter referred to as "GRANTEE", concerning that certain parcel of real property, hereinafter referred to as the "Property", the legal description, and parcel identification number for which are:

Address: 3750 E. SR 46, Sanford, Florida 32771

Legal Description: AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 33; THENCE RUN NORTH 89°46'11" EAST, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, FOR A DISTANCE OF 42.65 FEET; THENCE RUN NORTH 00°13'49" WEST, DEPARTING SAID SOUTH LINE, FOR A DISTANCE OF 33.57 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 46, ACCORDING TO OFFICIAL RECORDS BOOK 8479, PAGE 1001 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE RUN NORTH 33°03'05" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, FOR A DISTANCE OF 44.08 FEET TO A POINT ON THE RECORDS; THENCE RUN THE FOLLOWING COURSES ALONG SAID EAST RIGHT-OF-WAY LINE: SOUTH 88°52'16" WEST, FOR A DISTANCE OF 7.77 FEET; THENCE RUN NORTH 01°07'58" WEST, FOR A DISTANCE OF 49.90 FEET; THENCE RUN NORTH 00°46'29" WEST, FOR A DISTANCE OF 95.63 FEET; THENCE RUN NORTH 00°38'44" WEST, FOR A DISTANCE OF 50.31 FEET; THENCE RUN NORTH 00°25'58" WEST, FOR A DISTANCE OF 118.41 FEET; THENCE RUN NORTH 00°31'05" WEST, FOR A DISTANCE OF 0.50 FEET; THENCE RUN NORTH 89°38'23" EAST, DEPARTING SAID EAST RIGHT-OF-WAY LINE, FOR A DISTANCE OF 869.05 FEET TO THE NORTHWEST CORNER OF THE EAST 450 FEET OF THE SOUTH 387.20 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 33; THENCE RUN SOUTH 00°21'04" EAST, ALONG THE WEST LINE THEREOF, FOR A DISTANCE OF 289.44 FEET TO THE AFORESAID NORTH RIGHT-OF-WAY LINE OF STATE ROAD 46; THENCE RUN THE FOLLOWING COURSES ALONG SAID NORTH RIGHT-OF-WAY LINE: SOUTH 89°47'07" WEST, FOR A DISTANCE OF 241.71 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE CONCAVE SOUTHEASTERLY; THENCE RUN SOUTHWESTERLY ALONG SAID TANGENT CURVE HAVING A RADIUS OF 2145.58 FEET, AN ARC LENGTH OF 409.69 FEET, A CENTRAL

ANGLE OF 10°56'26", A CHORD BEARING OF SOUTH 84°18'54" WEST AND A CHORD DISTANCE OF 409.07 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 1698.46 FEET, AN ARC LENGTH OF 188.40 FEET, A CENTRAL ANGLE OF 6°21'19", A CHORD BEARING OF SOUTH 82°01'34" WEST AND A CHORD DISTANCE OF 188.30 FEET TO THE POINT OF BEGINNING.

Parcel Identification Number: 33-19-31-525-0000-0010

The GRANTOR shall set-aside one (1) Affordable rental housing unit on the Property for Low Income persons as defined in Sections 420.0004(3) & (11), Florida Statutes, for a period of fifty (50) years commencing on the execution date of this instrument in (the "Affordability Period") except as otherwise provided in Section 8 of that certain HOME Program Note from GRANTOR to GRANTEE in the amount of $50,000.

This Restrictive Use Covenant shall constitute a covenant running with GRANTOR's interest in the land, shall be binding upon the current GRANTOR, its successors in title, and is expressly for the benefit of GRANTOR and GRANTEE and may be enforced by GRANTOR or GRANTEE in any lawful manner. This Restrictive Use Covenant may be released prior to the expiration of the Affordability Period upon the consent of GRANTEE as evidenced by a written instrument to that effect duly executed by the Board of County Commissioners of Seminole County, Florida and recorded in the Official Records of said jurisdiction.

This Restrictive Use Covenant shall terminate upon the foreclosure or deed in lieu of foreclosure of GRANTOR or the repayment of that certain HOME Program Note from GRANTOR to GRANTEE as provided in Section 8 thereof.

GRANTOR and its successors in title must maintain all records pertaining to rental rates at the Property for an additional five (5) years beyond the expiration of the Affordability Period.

GRANTOR and its successors in title, upon reasonable notice by GRANTEE, must comply in good faith with rental rate audits for the Property for the duration of the Affordability Period to ensure compliance with the terms of this Restrictive Use Covenant.

GRANTOR and its successors in title must maintain adequate property insurance at replacement value for the duration of the Affordability Period.

Notwithstanding anything in this Restrictive Use Covenant to the contrary, the terms and provisions hereof, and GRANTEE's rights hereunder are subordinate and inferior to the rights of the GRANTOR's construction lender, HOUSING FINANCE AUTHORITY OF VOLUSIA COUNTY/MSPJ BOND HOLDING, LLC (the "Senior Lender") under and pursuant to that certain Mortgage and Security Agreement executed by GRANTOR in favor of Senior Lender (the "Senior Mortgage"). It is expressly acknowledged and agreed that no action required to be taken by GRANTOR under the express terms of the Senior Mortgage shall constitute a default hereunder.

IN WITNESS WHEREOF, GRANTOR, through its undersigned officer, has caused this instrument to be executed:

RIVERBEND LANDINGS PARTNERS, LTD
a Florida limited partnership

_____
Witness

_____
Print Name

By: Southern Affordable Services, Inc.
a Florida not-for-profit corporation,
its co-general partner

_____
Witness

_____
Print Name

By: _____
JAY P. BROCK,
Executive Vice-President

Date: _____

STATE OF FLORIDA)
)
COUNTY OF)

Execution of the foregoing instrument was acknowledged before me by means of □ physical presence or □ online notarization this _____ day of _____, 20____, by Jay P. Brock, as Executive Vice-President of Southern Affordable Services, Inc., a Florida not-for-profit corporation, its co-general partner. He is personally known to me or has produced _____ as identification.

_____
NOTARY PUBLIC
Print Name _____
My commission expires: _____

RM/vs
11/21//25
T:\Users\rmchugh\Community Services\Riverbend.docx

EXHIBIT D

INSURANCE REQUIREMENTS

The following insurance requirements and limits of liability are required:

A.	Workers' Compensation & Employers' Liability Insurance:		
	Workers' Compensation:	Statutory	
	Employers' Liability:	$ 1,000,000	Each Accident
		$ 1,000,000	Disease Aggregate
		$ 1,000,000	Disease Each Employee
B.	Commercial General Liability Insurance:		
		$ 1,000,000	Per Occurrence
		$ 1,000,000	Personal and Advertising Injury
		$ 2,000,000	General Aggregate
		$ 2,000,000	Products and Completed Operations Aggregate
C.	Business Automobile Liability Insurance:		
		$ 1,000,000 (Any Auto or Owned, Hired, and Non-Owned Autos)	Combined Single Limit
D.	Umbrella Liability:	$ 4,000,000	Each Occurrence
		$ 4,000,000	Aggregate
E.	Pollution Liability:	$ 2,000,000	Per Occurrence
F.	Crime/Employee Dishonesty:	$ 250,000	Per Occurrence
G.	Builder's Risk:		
	Minimum Coverage	100% Completed Value	
	Maximum Deductible: (Excluding Wind/Hurricane)	$250,000	

H. Flood: 100% Insurable value or maximum amount available under the National Flood Insurance Program if Project located within a special flood prone or flood hazard area.

~~ End Exhibit C ~~

This document was prepared by:
Robert McHugh, Esq.
Seminole County Attorney's Office
Seminole County Government
1101 E. 1st Street
Sanford, Florida 32771

Please return it to:
Seminole County Community Services Department
Community Development Division
520 W. Lake Mary Boulevard, Suite 100
Sanford, Florida 32773

NOTE: THIS MORTGAGE AND THE NOTE SECURED BY THIS MORTGAGE ARISE OUT OF OR ARE GIVEN TO SECURE THE REPAYMENT OF A LOAN ISSUED IN CONNECTION WITH THE FINANCING OF AFFORDABLE HOUSING AND ARE EXEMPT FROM DOCUMENTARY STAMP TAX AND INTANGIBLE TAX PURSUANT TO SECTION 420.513(1), FLORIDA STATUTES.

Exhibit E

SEMINOLE COUNTY SHIP PROGRAM
LEASEHOLD MORTGAGE

THIS MORTGAGE is made and entered into this _____ day of _____, 20_____, by **RIVERBEND LANDINGS II PARTNERS, LTD**, a limited liability company, whose address is 335 N. Knowles Avenue, Suite 101, Winter Park, Florida 32789, hereinafter the "MORTGAGOR", in favor of **SEMINOLE COUNTY**, a political subdivision of the State of Florida, hereinafter the "MORTGAGEE", whose address is 1101 E. 1st Street, Sanford, Florida 32771.

W I T N E S S E T H:

1. MORTGAGOR entered into a funding agreement with MORTGAGEE titled Agreement for State Housing Initiative Partnership Program and HOME Investment Partnership Program Funding for Riverbend Landings Apartments (hereinafter "Developer Agreement") for State Housing Initiative Partnership Program (SHIP) Funding with MORTGAGEE which describes the obligations of MORTGAGOR under MORTGAGEE's SHIP Program, for which this Mortgage is granted as security for performance, the terms and conditions of said DeveloperAgreement are hereby incorporated by reference.

MORTGAGOR has a leasehold interest inthe Property pursuant to that certain Ground Subleased dated as of December 1, 2024 (the "Ground Sublease") by and between Riverbend Landings Partners, Ltd., a limited liability company,, as sublessor, and MORTGAGORas sublessee MORTGAGOR is the developer of RIVERBEND LANDINGS, A CONDOMINIUM (the "Condominium") located on the Property, pursuant to that certain Declaration of Condominium of Riverbend Landings, a Condominium recorded among the Public Records of Seminole County (the "Declaration"). MORTGAGORis constructing the Condominium in coordination with and on behalf ofRiverbend Landings Partners, Ltd..

2. That for good and valuable consideration and in particular the sum of up to but not exceeding ONE MILLION AND NO/100 DOLLARS ($1,000,000.00) through the issuance of that certain SHIP Program Promissory Note in that amount and of even date herewith (the "Note"), the MORTGAGOR hereby grants, bargains, sells, promises, conveys and confirms unto the MORTGAGEE all of the MORTGAGOR's leasehold interest in that certain parcel of real property located at 3750 E. SR 46, Sanford, Florida 32771, hereinafter the "Property", the legal description and parcel identification number for which Property are as follows:

Legal Description: AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 33; THENCE RUN NORTH 89°46'11" EAST, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, FOR A DISTANCE OF 42.65 FEET; THENCE RUN NORTH 00°13'49" WEST, DEPARTING SAID SOUTH LINE, FOR A DISTANCE OF 33.57 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 46, ACCORDING TO OFFICIAL RECORDS BOOK 8479, PAGE 1001 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE RUN NORTH 33°03'05" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, FOR A DISTANCE OF 44.08 FEET TO A POINT ON THE RECORDS; THENCE RUN THE FOLLOWING COURSES ALONG SAID EAST RIGHT-OF-WAY LINE: SOUTH 88°52'16" WEST, FOR A DISTANCE OF 7.77 FEET; THENCE RUN NORTH 01°07'58" WEST, FOR A DISTANCE OF 49.90 FEET; THENCE RUN NORTH 00°46'29" WEST, FOR A DISTANCE OF 95.63 FEET; THENCE RUN NORTH 00°38'44" WEST, FOR A DISTANCE OF 50.31 FEET; THENCE RUN NORTH 00°25'58" WEST, FOR A DISTANCE OF 118.41 FEET; THENCE RUN NORTH 00°31'05" WEST, FOR A DISTANCE OF 0.50 FEET; THENCE RUN NORTH 89°38'23" EAST, DEPARTING SAID EAST RIGHT-OF-WAY LINE, FOR A DISTANCE OF 869.05 FEET TO THE NORTHWEST CORNER OF THE EAST 450 FEET OF THE SOUTH 387.20 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 33; THENCE RUN SOUTH 00°21'04" EAST, ALONG THE WEST LINE THEREOF, FOR A DISTANCE OF 289.44 FEET TO THE AFORESAID NORTH RIGHT-OF-WAY LINE OF STATE ROAD 46; THENCE RUN THE FOLLOWING COURSES ALONG SAID NORTH RIGHT-OF-WAY LINE: SOUTH 89°47'07" WEST, FOR A DISTANCE OF 241.71 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE CONCAVE SOUTHEASTERLY; THENCE RUN SOUTHWESTERLY ALONG SAID TANGENT CURVE HAVING A RADIUS OF 2145.58 FEET, AN ARC LENGTH OF 409.69 FEET, A CENTRAL ANGLE OF 10°56'26", A CHORD BEARING OF SOUTH 84°18'54" WEST AND A CHORD DISTANCE OF 409.07 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 1698.46 FEET, AN ARC LENGTH OF 188.40 FEET, A CENTRAL ANGLE OF 6°21'19", A CHORD BEARING OF SOUTH 82°01'34" WEST AND A CHORD DISTANCE OF 188.30 FEET TO THE POINT OF BEGINNING.

Parcel Identification Number: 33-19-31-525-0000-0010

3. To have and to hold the same, together with the tenements, hereditaments and appurtenances thereto belonging, and the rents, issues and profits thereof unto the MORTGAGEE. MORTGAGOR covenants with the MORTGAGEE that the MORTGAGOR is indefeasibly seized of said Property in leasehold; that the MORTGAGOR has good right and lawful authority to convey said land as aforesaid; that the MORTGAGOR will make such further assurances to perfect leasehold title to said land in the MORTGAGEE as may reasonably be required; that the MORTGAGOR hereby fully warrants the title to said Property and will defend the same against the lawful claims of all persons whomsoever; and that said Property is free and clear of all

encumbrances other than those of record as reflected in the public records of Seminole County, Florida as of the date of this Mortgage and the title insurance policy issued in connection with MORTGAGOR's granting of this Mortgage. MORTGAGEE hereby acknowledges and agrees that the Mortgage will be subordinate to the first priority loan in favor of Housing Finance Authority of Volusia County, Florida/MSPJ Bond Holdings, LLC (the "Senior Lender") and any refinancing thereof, including increases in the first mortgage loan amounts, which first priority loan is evidenced and secured in part by (i) that certain Senior Leasehold Mortgage and Security Agreement executed by Riverbend Landings Partners, Ltd.in favor of Senior Lender (including its successors and/or assigns), and that certain Subordinate Leasehold Mortgage and Security Agreement executed by Riverbend Landings Partners, Ltd.in favor of Senior Lender (including its successors and/or assigns) (collectively, the "Senior Mortgages"). All of the provisions herein shall be subject to the terms of the Senior Mortgages. In addition, MORTGAGEE agrees to execute a subordination agreement requested by the Senior Lender in connection with the Senior Mortgages. Notwithstanding the foregoing, MORTGAGEE hereby agrees that MORTGAGOR may seek a loan (the "SAIL Loan") from the Florida Housing Finance Corporation ("SAIL Loan Mortgagee") pursuant to the State of Florida Apartment Incentive Loan Program. If a SAIL Loan is secured by MORTGAGOR and subordination of this Mortgage is required by SAIL Loan Mortgagee, this Mortgage shall automatically be subject and subordinate to any mortgage securing such SAIL Loan (the "SAIL Mortgage"). MORTGAGEE agrees upon MORTGAGOR'S request, to cooperate with MORTGAGOR and SAIL Loan Mortgagee and to execute, acknowledge and deliver such further instruments that MORTGAGOR or SAIL Loan Mortgagee may require confirming the subordination of this Mortgage to the lien of the SAIL Mortgage, including but not limited to any necessary subordination agreements, which shall be in a form reasonably agreed to between the parties.

4. MORTGAGOR covenants and agrees to pay promptly when due the principal and interest, if any, under the Note secured hereby; provided, however, no payments shall be due so long as the Property remains in compliance with the Restrictive Use Covenant by and between MORTGAGOR and MORTGAGEE of even date with this Mortgage (the "Restrictive Use Covenant"), and is not refinanced (which shall be deemed to include any new or additional financing without the prior, written consent of MORTGAGEE) during the Affordability Period, unless otherwise expressly approved by MORTGAGEE or unless the Restrictive Use Covenant remains in place. The foregoing notwithstanding, the Note less any prorated reduced amount (at MORTGAGEE's sole discretion) shall be immediately due and payable upon the resale of the Property to any person or entity, including persons approved by MORTGAGEE.

5. If the MORTGAGOR fully performs, complies with and abides by each and every agreement, stipulation, condition and covenant regarding the Property under this Mortgage and the Note, then this Mortgage and the estate hereby created with respect thereto shall cease, determine, be deemed fully satisfied and be canceled according to the following terms and conditions, subject in all respects to paragraph 10 hereof:

FIFTY YEAR AFFORDABILITY PERIOD:

If MORTGAGOR fully complies with the Affordability Period and Restrictive Use Covenant requirements described in paragraphs 4 and 5 above continuously for a

fifty (50) year period commencing on the date of execution of the RUC and ending fifty (50) years after that date (the "Affordability Period"), this Mortgage and the principal amount of the Note may be forgiven in MORTGAGEE's sole discretion. Notwithstanding the foregoing, in keeping with Section 8 of the Note, MORTGAGOR reserves the right to prepay, at any time, all or any part of the principal amount of the Note without the payment of penalties or premiums and thereby remove and satisfy the Mortgage and Restrictive Use Covenant on the Property.

6. MORTGAGOR covenants and agrees to pay all and singular the taxes, assessments, levies, liabilities, obligations and encumbrances of every nature on the Property. In the event MORTGAGOR fails to pay when due any tax, assessment, insurance premium or other sum of money payable by virtue of this Mortgage and the Note, unless in good faith dispute in accordance with senior lender's loan documents but other than with respect to payment of insurance premium the MORTGAGEE may pay the same, without waiving or affecting the option to foreclose or any other right hereunder, and all such payments shall, subject to applicable Federal and State laws and regulations, bear interest from date thereof at the highest lawful rate then allowed by the laws of the State of Florida.

7. MORTGAGOR covenants and agrees to keep the Property in good repair and to permit, commit or suffer no physical waste, impairment or deterioration of the Property or any part thereof except for reasonable wear and tear.

MORTGAGOR covenants and agrees to keep or cause the buildings now or hereafter existing on the Property fully insured in a sum of not less than market value. Said insurance shall be made through a company or companies acceptable to the MORTGAGEE per the written authorization of the MORTGAGEE, provided MORTGAGEE is agreeable with the company or companies approved by Senior Lender. Subject to the Senior Lender's loan documents, said insurance policy or policies shall be held by and payable to the MORTGAGEE, and in the event any sum of money from such insurance policy or policies becomes payable, that MORTGAGEE shall have the right, provided there are not senior lenders, to receive and apply the same to the indebtedness hereby secured. MORTGAGEE shall account to MORTGAGOR for any surplus monies received by MORGAGEE.

8. MORTGAGOR covenants and agrees to pay or reimburse all costs, charges and expenses, including attorney's fees and title searches reasonably incurred or paid by the MORTGAGEE because of the failure of the MORTGAGOR to promptly and fully comply with this Mortgage, the Note, any other agreements, stipulations, conditions and covenants regarding the Property.

9. Subject to paragraph 5 of this Mortgage, if any sum of money referred to herein or in the Note is not promptly paid within thirty (30) days after the same becomes due or if each and every material agreement, stipulation, condition and covenant of either or both such instruments are not fully performed, complied with and abided by resulting in a default and MORTGAGOR does not cure such default within thirty (30) days after written notice from MORTGAGEE, provided if such default cannot be cured within said thirty (30) days, MORTGAGOR shall have an additional sixty (60) days to cure such default or such longer time as necessary to effect a cure

provided that MORTGAGOR is continuously and diligently pursuing such cure, then the outstanding and unforgiven principal balance of the Note shall forthwith or thereafter, at the option of the MORTGAGEE, become and be due and payable, anything else in said instruments to the contrary notwithstanding. Failure by the MORTGAGEE to exercise any of the rights herein provided shall not constitute a waiver of any rights under said instruments accrued or thereafter accruing.

10. Subject to the terms herein, MORTGAGOR shall not execute an assumption or in any way convey, transfer or assign its obligations under this Mortgage and the Note secured hereunder without proper notice to MORTGAGEE. No part of the Property or any interest in the Property shall be sold or transferred by the MORTGAGOR without notice to MORTGAGEE. Interest in the Property means any legal or beneficial interest that would result in a change of control in the Property, including, but not limited to, a change in control (excluding any change of control permitted by the Senior Lender) as a result of a bond for deed, contract for deed, installment sales contract, escrow agreement or any proceeding intended to liquidate or rehabilitate MORTGAGOR's assets. Notwithstanding the foregoing, the following transfers shall not constitute a change in control and shall not require the consent of Mortgagee: (i) transfers of investor member or special member ownership interests in Mortgagor pursuant to the Amended and Restated Operating of Mortgagor dated on or about the date hereof (the "Operating Agreement"), or (ii) the removal of the managing member of Mortgagor pursuant to the Operating Agreement. Notwithstanding a sale or transfer of the Property, the Restrictive Use Covenant will remain in place.

11. Following an event of default (as described below) and the expiration of all applicable cure periods, MORTGAGEE may require immediate payment in full of all sums due under the Mortgage and Note. If MORTGAGOR fails to pay the sums, then due, MORTGAGEE shall have the right to initiate foreclosure proceedings for the Property (in that the MORTGAGEE's sole remedy shall be to foreclose on the Property, with no personal liability for any member or partner of the MORTGAGOR) collateralized by this Mortgage. MORTGAGOR shall be considered in default if any of the following occur:

(a) Subject to the terms herein, MORTGAGOR sells, leases (excluding unit leases and laundry leases or other leases beneficial to project operations and tenants) abandons, refinances, transfers or assigns the Property during the term of this Mortgage without notice to MORTGAGEE.

(b) MORTGAGOR fails to perform any material covenant or agreement in the Developer Agreement, Note, Mortgage or any other material agreements, stipulations, conditions and covenants regarding the Property which failure continues for thirty (30) days after written notice from MORTGAGEE, provided such failure cannot be cured with said thirty (30) days, MORTGAGOR shall have an additional sixty (60) days to cure such default or such longer time as necessary to effect a cure provided that MORTAGOR is continuously and diligently pursuing such cure.

(c) MORTGAGOR fails to comply with SHIP regulations which failure continues for thirty (30) days after written notice from MORTGAGEE, provide if such failure cannot be cured

within said thirty (30) days, MORTGAGOR shall have an additional sixty (60) days to cure such default or such longer time as necessary to effect a cure provided that MORTGAGOR is continuously and diligently pursuing such cure.

(d) Any assignment for the benefit of MORTGAGOR's creditors, or other proceedings intended to liquidate (other than physical rehabilitation) MORTGAGOR's assets.

(e) Commencement of any proceeding to foreclose any mortgage or other lien, which continues for more than thirty (30) days, whether prior to or subordinate to the lien of this Mortgage unless such lien is bonded.

(f) Subject to the provisions of Section 4 above, any mortgage secured by the Property is refinanced without the prior notice of MORTGAGEE.

(g) Failure of the MORTGAGOR to comply with the MORTGAGEE's recapture provision.

(h) Filing for bankruptcy, or dissolution of MORTGAGOR which is involuntary if not dismissed within sixty (60) days.

12. Whenever used, the terms MORTGAGOR and MORTGAGEE shall include all parties to this instrument, their heirs, successors, legal representatives and assigns.

13. This Mortgage is and shall be subordinate to any extended low-income housing commitment (as such term is defined in Section 42(h)(6)(B) of the Internal Revenue Code) recorded or to be recorded against the Property, provided that such low-income housing commitment, by its terms, must terminate upon foreclosure under this Mortgage or upon a transfer of the Property by instrument in lieu of foreclosure, in accordance with Section 42(h(6)(E) of the Internal Revenue Code.

14. This Mortgage is and shall be subordinate to any Florida Housing Finance Corporation State Apartment Incentive Loan, and any mortgage or restrictions recorded or to be recorded against the Property in connection therewith, and any such financing and related documentation shall not require the consent of Mortgagee.

[Signatures continued on the following page]

IN WITNESS WHEREOF, the MORTGAGOR has executed and sealed this instrument on the day and year first above written.

RIVERBEND LANDINGS II PARTNERS, LTD.,
a Florida limited partnership

By: Southern Affordable Services, Inc., a Florida not-for-profit corporation, its co-general partner

_____
Witness

By: _____
JAY P. BROCK, Executive Vice President

_____
Print Name

Date: _____

_____
Witness

_____
Print Name

STATE OF FLORIDA)
)
COUNTY OF)

Execution of the foregoing instrument was acknowledged before me by means of □ physical presence or □ online notarization this _____ day of _____, 20_____, by Jay P. Brock, as Executive Vice President of Riverbend Landings Partners, Ltd., a limited partnership. He/She is personally known to me or has produced _____ as identification.

NOTARY PUBLIC
Print Name _____
My commission expires: _____

This document was prepared by:
Robert McHugh, Esq.
County Attorney's Office
Seminole County Government
1101 E. 1st Street
Sanford, Florida 32771

Please return it to:
Seminole County Community Services Department
Community Development Division
520 W. Lake Mary Boulevard, Suite 100
Sanford, Florida 32773

SHIP PROGRAM DEFERRED PAYMENT PROMISSORY NOTE

MAXIMUM PRINCIPAL AMOUNT: **ONE MILLION AND NO/100 DOLLARS ($1,000,000.00)**

DATED DATE: _____, 2025

MATURITY DATE: _____, 2075

RATE OF INTEREST: **ZERO PERCENT (0.00%) PER ANNUM**

MAKER: **RIVERBEND LANDINGS II PARTNERS, LTD**
335 N. KNOWLES AVENUE, SUITE 101
WINTER PARK, FLORIDA 32789

HOLDER: **SEMINOLE COUNTY GOVERNMENT**
1101 E. 1ST STREET
SANFORD, FLORIDA 32771

1. FOR VALUE RECEIVED, MAKER promises to pay to the order of HOLDER the sum of up to but not exceeding ONE MILLION AND NO/100 DOLLARS ($1,000,000.00) on _____, 2075, in lawful money of the United States, at 1101 E. 1st Street, Sanford, Florida 32771, or at such other place as the HOLDER may designate in writing.

2. This Promissory Note (the "Note") is secured by that certain Mortgage of even date herewith given by MAKER on certain real property, referred to as that certain parcel of real property located at 3750 E. SR 46, Sanford, Florida 32771, hereinafter the "Property", the legal description and parcel identification number for which Property are as follows:

Legal Description: AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 33; THENCE RUN NORTH 89°46'11" EAST, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, FOR A DISTANCE OF 42.65 FEET; THENCE RUN NORTH 00°13'49" WEST, DEPARTING SAID SOUTH LINE, FOR A DISTANCE OF 33.57 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 46, ACCORDING TO OFFICIAL RECORDS

BOOK 8479, PAGE 1001 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE RUN NORTH 33°03'05" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, FOR A DISTANCE OF 44.08 FEET TO A POINT ON THE RECORDS; THENCE RUN THE FOLLOWING COURSES ALONG SAID EAST RIGHT-OF-WAY LINE: SOUTH 88°52'16" WEST, FOR A DISTANCE OF 7.77 FEET; THENCE RUN NORTH 01°07'58" WEST, FOR A DISTANCE OF 49.90 FEET; THENCE RUN NORTH 00°46'29" WEST, FOR A DISTANCE OF 95.63 FEET; THENCE RUN NORTH 00°38'44" WEST, FOR A DISTANCE OF 50.31 FEET; THENCE RUN NORTH 00°25'58" WEST, FOR A DISTANCE OF 118.41 FEET; THENCE RUN NORTH 00°31'05" WEST, FOR A DISTANCE OF 0.50 FEET; THENCE RUN NORTH 89°38'23" EAST, DEPARTING SAID EAST RIGHT-OF-WAY LINE, FOR A DISTANCE OF 869.05 FEET TO THE NORTHWEST CORNER OF THE EAST 450 FEET OF THE SOUTH 387.20 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 33; THENCE RUN SOUTH 00°21'04" EAST, ALONG THE WEST LINE THEREOF, FOR A DISTANCE OF 289.44 FEET TO THE AFORESAID NORTH RIGHT-OF-WAY LINE OF STATE ROAD 46; THENCE RUN THE FOLLOWING COURSES ALONG SAID NORTH RIGHT-OF-WAY LINE: SOUTH 89°47'07" WEST, FOR A DISTANCE OF 241.71 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE CONCAVE SOUTHEASTERLY; THENCE RUN SOUTHWESTERLY ALONG SAID TANGENT CURVE HAVING A RADIUS OF 2145.58 FEET, AN ARC LENGTH OF 409.69 FEET, A CENTRAL ANGLE OF 10°56'26", A CHORD BEARING OF SOUTH 84°18'54" WEST AND A CHORD DISTANCE OF 409.07 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 1698.46 FEET, AN ARC LENGTH OF 188.40 FEET, A CENTRAL ANGLE OF 6°21'19", A CHORD BEARING OF SOUTH 82°01'34" WEST AND A CHORD DISTANCE OF 188.30 FEET TO THE POINT OF BEGINNING.

Parcel Identification Number: 33-19-31-525-0000-0010

3. If the MAKER fails to use the Property in the manner as required by this instrument and the attached Mortgage, or shall be in default for any of the reasons set forth below, or in default of any covenant of the Mortgage which such failure or default continues for thirty (30) days after written notice from HOLDER, provided such failure or default cannot be cured within said thirty (30) days, MAKER shall have an additional sixty (60) days to cure such failure or default or such longer time as necessary to effect a cure provided that MAKER is continuously and diligently pursuing such cure, then all outstanding sums due under this Note and, subject to the terms of paragraph 6 hereof, shall become immediately due and payable in full under the terms set forth therein and herein.

4. MAKER shall use the proceeds of this Note only for the purposes of developing the Property in the manner as represented to the HOLDER. Failure of MAKER to use the Note proceeds in said fashion shall be an event of default hereunder and under the Mortgage.

5. An event of default shall also include the following:

(a) Failure to pay the outstanding principal amount hereof or any other sum due under this instrument at the stated maturity or due date at the time the Property is refinanced, abandoned, sold, transferred or conveyed unless the RUC remains in place, or MAKER otherwise ceases to utilize the Property in accordance with the Restrictive Use Covenant prior to the maturity date, or other failure to comply with the terms of the Affordability Period, as defined herein and in the Mortgage which such failure continues for thirty (30) days after written notice from HOLDER,

provided such failure cannot be cured within said thirty (30) days, MAKER shall have an additional sixty (60) days to cure such failure or such longer time as necessary to effect a cure provided that MAKER is continuously and diligently pursuing such cure.

(b) The destruction or abandonment of the improvements on the subject Property by MAKER or its successors, which destruction is not restored within a reasonable period.

(c) Failure to pay applicable property taxes on the Property and improvements when due which continues for 30 days, unless disputed in good faith.

(d) Failure to maintain adequate hazard insurance on the Property and improvements and the same is not cured for thirty (30) days after written notice from HOLDER.

(e) Failure to comply with any one or more of the terms, conditions and use restrictions of this Note and the accompanying Mortgage of even date herewith, the terms of which are incorporated herein by reference which such failure continues for thirty (30) days after written notice from HOLDER, provided such failure cannot be cured within said thirty (30) days, MAKER shall have an additional sixty (60) days to cure such failure or such longer time as necessary to effect a cure provided that MAKER continuously and diligently pursuing such cure.

(f) Failure to comply with the terms of any other senior or junior lien mortgage or other encumbrance resulting in a material default on the Property which continues beyond all applicable notice, grace and cure periods.

6. SUBORDINATION. The right of the Holder to payment of the indebtedness evidenced by this Note is and will at all times be subordinate to the right of Housing Finance Authority of Volusia County/MSPJ Bond Holdings, LLC, the MAKER's construction lender (the "Senior Lender"), under that certain Construction Loan Note (the "Senior Note") executed by MAKER in favor of the Senior Lender, to payment in full of the indebtedness evidenced by the Senior Note, as and to the extent provided in that certain subordination agreement to be entered into by and between the Holder and the Senior Lender (the "Subordination Agreement"). The Mortgage and other documents securing this Note are and shall be subject and subordinate in all respects to the liens, terms, covenants and conditions as more fully set forth in the Subordination Agreement. The rights and remedies to the payee and each subsequent holder of this Note under the Mortgage securing this Note are subject to the restrictions and limitations set forth in the Subordination Agreement. Each subsequent holder of this Note shall be deemed, by virtue of such holder's acquisition of this Note, to have agreed to perform and observe all of the terms, covenants and conditions to be performed or observed by the "Subordinate Lender" under the Subordination Agreement. Without limiting the foregoing, the right of the Holder to payment of the indebtedness evidenced by this Note, and the Mortgage and other documents securing this Note, are and shall be subject and subordinate in all respects to any Florida Housing Finance Corporation State Apartment Incentive Loan or similar financing source, and any mortgage or restrictions recorded or to be recorded against the Property in connection therewith, and any such financing and related documentation shall not require the consent of HOLDER.

7. If MAKER AND ITS SUCCESSORS AND ASSIGNS fully performs, complies with and abides by each and every agreement, stipulation, condition and covenant regarding the Property under the Mortgage and this Note, then the Mortgage and the estate hereby created with respect thereto shall cease, determine to be deemed fully satisfied, and this Note may be forgiven and be canceled in the HOLDER's sole discretion according to the following terms and conditions, subject in all respects to paragraph 3 hereof:

FIFTY (50) YEAR AFFORDABILITY PERIOD:

If MAKER fully complies with the Affordability Period and Restrictive Use Covenant requirements described in paragraphs 4 and 5 of the Mortgage and the covenants herein continuously for a fifty (50) year period commencing on the date of execution of the Restrictive use Covenant, the principal amount of this Note may be forgiven at HOLDER's sole discretion and the Mortgage deemed fully satisfied.

8. MAKER reserves the right to prepay, at any time, all or any part of the principal amount of this Note without the payment of penalties or premiums, and thereby remove and satisfy the Mortgage and Restrictive Use Covenant on the Property securing this Note, provided that the cost of removal of said Mortgage, plus all other fees involved, will be borne by the MAKER.

9. This Note is a non-recourse note.

[Signatures continued on the following page]

IN WITNESS WHEREOF, the MAKER has executed and sealed this instrument on the day and year set forth below:

RIVERBEND LANDINGS II PARTNERS, LTD.,
a Florida limited partnership

By: Southern Affordable Services, Inc., a Florida not-for-profit corporation, its co-general partner

_____
Witness

By: _____
JAY P. BROCK, Executive Vice President

_____
Print Name

Date: _____

_____
Witness

_____
Print Name

STATE OF FLORIDA)
)
COUNTY OF)

Execution of the foregoing instrument was acknowledged before me by means of □ physical presence or □ online notarization this _____ day of _____, 20____, by Jay P. Brock, as Executive Vice President of Riverbend Landings Partners, Ltd., a limited partnership. He/She is personally known to me or has produced _____ as identification.

NOTARY PUBLIC
Print Name _____
My commission expires: _____

RM/vs
11/21/25
T:\Users\rmchugh\Community Services\Riverbend.docx

This document was prepared by:
Robert McHugh, Esq.
County Attorney's Office
Seminole County Government
1101 E. 1st Street
Sanford, Florida 32771

Please return it to:
Seminole County Community Services Department
Community Development Division
520 W. Lake Mary Boulevard, Suite 100
Sanford, Florida 32773

NOTE: THIS MORTGAGE AND THE NOTE SECURED BY THIS MORTGAGE ARISE OUT OF OR ARE GIVEN TO SECURE THE REPAYMENT OF A LOAN ISSUED IN CONNECTION WITH THE FINANCING OF AFFORDABLE HOUSING AND ARE EXEMPT FROM DOCUMENTARY STAMP TAX AND INTANGIBLE TAX PURSUANT TO SECTION 420.513(1), FLORIDA STATUTES.

Exhibit F

SEMINOLE COUNTY HOME PROGRAM
LEASEHOLD MORTGAGE

THIS MORTGAGE is made and entered into this _____ day of _____, 20_____, by **RIVERBEND LANDINGS PARTNERS, LTD.**, a limited liability company, whose address is 335 N. Knowles Avenue, Suite 101, Winter Park, Florida 32789, hereinafter the "MORTGAGOR", in favor of **SEMINOLE COUNTY**, a political subdivision of the State of Florida, hereinafter the "MORTGAGEE", whose address is 1101 E. 1st Street, Sanford, Florida 32771.

W I T N E S S E T H:

1. MORTGAGOR entered into a funding agreement with MORTGAGEE titled Agreement for State Housing Initiative Partnership Program and HOME Investment Partnership Program Funding Riverbend Landings Apartments (hereinafter "Developer Agreement") for Home Investment Partnership Program Funding with MORTGAGEE which describes the obligations of MORTGAGOR under MORTGAGEE's HOME Program, for which this Mortgage is granted as security for performance the terms and conditions of said Developer Agreement are hereby incorporated by reference.

MORTGAGOR has a leasehold interest in the Property (defined below) pursuant to that certain Ground Lease dated as of December 1, 2024 (the "Ground Lease") by and between the MORTGAGOR, as Lessee, and Wetherbee Partners, L.L.C., a Florida limited liability company, as Lessor ("Owner").

MORTGAGOR has subleased the Property pursuant to that certain Ground Sublease dated as of December 1, 2024 (the "Ground Sublease") by and between MORTGAGOR, as sublessor, and Riverbend Landings II Partners, Ltd., a Florida limited partnership, as sublessee ("Developer"). Developer is the developer of RIVERBEND LANDING, A CONDOMINIUM (the

"Condominium") located on the Property, pursuant to that certain Declaration of Condominium of Riverbend Landings, a Condominium recorded among the Public Records of Seminole County (the "Declaration"). Developer is constructing the Condominium in coordination with an on behalf of MORTGAGOR.

2. That for good and valuable consideration and in particular the sum of up to but not exceeding FIFTY THOUSAND AND NO/100 DOLLARS ($50,000.00) through the issuance of that certain HOME Program Promissory Note in that amount and of even date herewith (the "Note"), the MORTGAGOR hereby grants, bargains, sells, promises, conveys and confirms unto the MORTGAGEE all of the MORTGAGOR's leasehold interest in that certain parcel of real property located at 3750 E. SR 46, Sanford, Florida 32771, hereinafter the "Property", the legal description and parcel identification number for which Property are as follows:

Legal Description: AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 33; THENCE RUN NORTH 89°46'11" EAST, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, FOR A DISTANCE OF 42.65 FEET; THENCE RUN NORTH 00°13'49" WEST, DEPARTING SAID SOUTH LINE, FOR A DISTANCE OF 33.57 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 46, ACCORDING TO OFFICIAL RECORDS BOOK 8479, PAGE 1001 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE RUN NORTH 33°03'05" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, FOR A DISTANCE OF 44.08 FEET TO A POINT ON THE RECORDS; THENCE RUN THE FOLLOWING COURSES ALONG SAID EAST RIGHT-OF-WAY LINE: SOUTH 88°52'16" WEST, FOR A DISTANCE OF 7.77 FEET; THENCE RUN NORTH 01°07'58" WEST, FOR A DISTANCE OF 49.90 FEET; THENCE RUN NORTH 00°46'29" WEST, FOR A DISTANCE OF 95.63 FEET; THENCE RUN NORTH 00°38'44" WEST, FOR A DISTANCE OF 50.31 FEET; THENCE RUN NORTH 00°25'58" WEST, FOR A DISTANCE OF 118.41 FEET; THENCE RUN NORTH 00°31'05" WEST, FOR A DISTANCE OF 0.50 FEET; THENCE RUN NORTH 89°38'23" EAST, DEPARTING SAID EAST RIGHT-OF-WAY LINE, FOR A DISTANCE OF 869.05 FEET TO THE NORTHWEST CORNER OF THE EAST 450 FEET OF THE SOUTH 387.20 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 33; THENCE RUN SOUTH 00°21'04" EAST, ALONG THE WEST LINE THEREOF, FOR A DISTANCE OF 289.44 FEET TO THE AFORESAID NORTH RIGHT-OF-WAY LINE OF STATE ROAD 46; THENCE RUN THE FOLLOWING COURSES ALONG SAID NORTH RIGHT-OF-WAY LINE: SOUTH 89°47'07" WEST, FOR A DISTANCE OF 241.71 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE CONCAVE SOUTHEASTERLY; THENCE RUN SOUTHWESTERLY ALONG SAID TANGENT CURVE HAVING A RADIUS OF 2145.58 FEET, AN ARC LENGTH OF 409.69 FEET, A CENTRAL ANGLE OF 10°56'26", A CHORD BEARING OF SOUTH 84°18'54" WEST AND A CHORD DISTANCE OF 409.07 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 1698.46 FEET, AN ARC LENGTH OF 188.40 FEET, A CENTRAL ANGLE OF 6°21'19", A CHORD BEARING OF SOUTH 82°01'34" WEST AND A CHORD DISTANCE OF 188.30 FEET TO THE POINT OF BEGINNING.

Parcel Identification Number: 33-19-31-525-0000-0010

3. To have and to hold the same, together with the tenements, hereditaments and appurtenances thereto belonging, and the rents, issues and profits thereof unto the MORTGAGEE. MORTGAGOR covenants with the MORTGAGEE that the MORTGAGOR is indefeasibly seized

of said Property in leasehold; that the MORTGAGOR has good right and lawful authority to convey said land as aforesaid that the MORTAGOR will make such further assurances to perfect leasehold title to said land in the MORTGAGEE as may reasonably be required; that the MORTGAGOR hereby fully warrants the title to said Property and will defend the same against the lawful claims of all persons whomsoever; and that said Property is free and clear of all encumbrances other than those of record as reflected in the public records of Seminole County, Florida as of the date of this Mortgage and the title insurance policy issued in connection with MORTGAGOR's granting of this Mortgage. MORTGAGEE hereby acknowledges and agrees that the Mortgage will be subordinate to the first priority loan in favor of Housing Finance Authority of Volusia County, Florida/MSPJ Bond Holdings, LLC (the "Senior Lender") and any refinancing thereof including increases in the first mortgage loan amounts, which first priority loan is evidenced and secured in part by (i) that certain Senior Leasehold Mortgage and Security Agreement executed by in favor of Senior Lender (including its successors and/or assigns) and that certain Subordinate Leasehold Mortgage and Security Agreement executed by MORTGAGOR in favor Senior Lender (including its successors and/or assigns) (collectively, the "Senior Mortgages"). All of the provisions herein shall be subject to the terms of the Senior Mortgages. In addition, MORTGAGEE agrees to the execute a subordination agreement requested by the Senior Lender in connection with Senior Mortgages. Notwithstanding the foregoing, MORTGAGEE hereby agrees that MORTGAGOR may seek a loan (the "SAIL Loan") from the Florida Housing Finance Corporation ("SAIL Loan Mortgagee") pursuant to the State of Florida Apartment Incentive Loan Program. If a SAIL Loan is secured by MORTGAGOR and subordination of this Mortgage is required by SAIL Loan Mortgagee is secured by MORTGAGOR and subordination of this Mortgage is required by SAIL Loan Mortgagee, this Mortgage shall automatically be subject and subordinate to any mortgage securing such SAIL Loan (the "SAIL Mortgage"). MORTGAGEE agrees upon MORTGAGOR's request to cooperate with MORTGAGOR and SAIL Loan Mortgagee and to execute, acknowledge and deliver such further instruments that MORTGAGOR or SAIL Loan Mortgagee may require confirming the subordination of this Mortgage to the lien of the SAIL Mortgage included but not limited to any necessary subordination agreements, which shall be in a form reasonably agreed to between the parties.

4. MORTGAGOR covenants and agrees to pay promptly when due the principal and interest, if any, under the Note secured hereby; provided, however, no payments shall be due so long as the Property remains in compliance with the Restrictive Use Covenant by and between MORTGAGOR and MORTGAGEE of even date with this Mortgage (the "Restrictive Use Covenant"), and is not refinanced (which shall be deemed to include any new or additional financing without the prior, written consent of MORTGAGEE) during the Affordability Period, unless otherwise expressly approved by MORTGAGEE or unless the Restrictive Use Covenant remains in place. The foregoing notwithstanding, the Note less any prorated reduced amount (at MORTGAGEE's sole discretion) shall be immediately due and payable upon the resale of the Property to any person or entity, including persons approved by MORTGAGEE.

5. If the MORTGAGOR fully performs, complies with and abides by each and every agreement, stipulation, condition and covenant regarding the Property under this Mortgage and the Note, then this Mortgage and the estate hereby created with respect thereto shall cease, determine,

be deemed fully satisfied and be canceled according to the following terms and conditions, subject in all respects to paragraph 10 hereof:

FIFTY (50) YEAR AFFORDABILITY PERIOD:

If MORTGAGOR fully complies with the Affordability Period and Restrictive Use Covenant requirements described in paragraphs 4 and 5 above continuously for a fifty (50) year period commencing on the date of execution of the RUC and ending fifty (50) years after that date (the "Affordability Period"), this Mortgage and the principal amount of the Note may be forgiven in MORTGAGEE's sole discretion.

6. MORTGAGOR covenants and agrees to pay all and singular taxes, assessments, levies, liabilities, obligations and encumbrances of every nature on the Property. In the event MORTGAGOR fails to pay when due any tax, assessment, insurance premium or other sum of money payable by virtue of this Mortgage and the Note, unless in good faith dispute in accordance with senior lender's loan documents but other than with respect to payment of insurance premium the MORTGAGEE may pay the same, without waiving or affecting the option to foreclose or any other right hereunder, and all such payments shall, subject to applicable Federal and State laws and regulations, bear interest from date thereof at the highest lawful rate then allowed by the laws of the State of Florida.

7. MORTGAGOR covenants and agrees to keep the Property in good repair and to permit, commit or suffer no physical waste, impairment or deterioration of the Property or any part thereof except for reasonable wear and tear.

8. MORTGAGOR covenants and agrees to keep or cause the buildings now or hereafter existing on the Property fully insured in a sum of not less than market value. Said insurance shall be made through a company or companies acceptable to the MORTGAGEE per the written authorization of the MORTGAGEE, provided MORTGAGEE is agreeable with the company or companies approved by senior lender. Subject to the senior lender's loan documents, said insurance policy or policies shall be held by and payable to the MORTGAGEE, and in the event any sum of money from such insurance policy or policies becomes payable, that MORTGAGEE shall have the right, provided there are not senior lenders, to receive and apply the same to the indebtedness hereby secured. MORTGAGEE shall account to MORTGAGOR for any surplus monies received by MORGAGEE.

9. MORTGAGOR covenants and agrees to pay or reimburse all costs, charges, and expenses, including attorney's fees and title searches reasonably incurred or paid by the MORTGAGEE because of the failure of the MORTGAGOR to promptly and fully comply with this Mortgage, the Note, any other agreements, stipulations, conditions and covenants regarding the Property.

10. Subject to paragraph 5 of this Mortgage, if any sum of money referred to herein or in the Note is not promptly paid within thirty (30) days after the same becomes due or if each and every material agreement, stipulation, condition and covenant of either or both such instruments

are not fully performed, complied with and abided by resulting in a default and MORTGAGOR does not cure such default within thirty (30) days after written notice from MORTGAGEE, provided if such default cannot be cured within said thirty (30) days, MORTGAGOR shall have an additional sixty (60) days to cure such default or such longer time as necessary to effect a cure provided that MORTGAGOR is continuously and diligently pursuing such cure, then the outstanding and unforgiven principal balance of the Note shall forthwith or thereafter, at the option of the MORTGAGEE, become and be due and payable, anything else in said instruments to the contrary notwithstanding. Failure by the MORTGAGEE to exercise any of the rights herein provided shall not constitute a waiver of any rights under said instruments accrued or thereafter accruing.

11. Subject to the terms herein, MORTGAGOR shall not execute an assumption or in any way convey, transfer or assign its obligations under this Mortgage and the Note secured hereunder without proper notice to MORTGAGEE. No part of the Property or any interest in the Property shall be sold or transferred by the MORTGAGOR without notice to MORTGAGEE. Interest in the Property means any legal or beneficial interest that would result in a change of control in the Property, including, but not limited to, a change in control (excluding any change of control permitted by the Senior Lender) as a result of a bond for deed, contract for deed, installment, sales, contract, escrow agreement or any proceeding intended to liquidate or rehabilitate MORTGAGOR's assets. Notwithstanding the foregoing, the following transfers shall not constitute a change in control and shall not require the consent of Mortgagee: (i) transfers of investor member or special member ownership interests in Mortgagor pursuant to the Amended and Restated Operating of Mortgagor dated on or about the date hereof (the "Operating Agreement"), or (ii) the removal of the managing member of Mortgagor pursuant to the Operating Agreement. Notwithstanding a sale or transfer of the Property, the Restrictive Use Covenant of even date with this Mortgage will remain in place.

12. Following an event of default (as described below) and the expiration of all applicable cure periods, MORTGAGEE may require immediate payment in full of all sums due under the Mortgage and Note. If MORTGAGOR fails to pay the sums, then due, MORTGAGEE shall have the right to initiate foreclosure proceedings for the Property (in that the MORTGAGEE's sole remedy shall be to foreclose on the Property, with no personal liability for any member or partner of the MORTGAGOR) collateralized by this Mortgage. MORTGAGOR shall be considered in default if any of the following occur:

(a) Subject to the terms herein, MORTGAGOR sells, leases (excluding unit leases and laundry leases or other leases beneficial to project operations and tenants) abandons, refinances, transfers or assigns the Property during the term of this Mortgage without notice to MORTGAGEE.

(b) MORTGAGOR fails to perform any material covenant or agreement in the Developer Agreement, Note, Mortgage or any other material agreements, stipulations, conditions and covenants regarding the Property which failure continues for thirty (30) days after written notice from MORTGAGEE, provided such failure cannot be cured with said thirty (30) days, MORTGAGOR shall have an additional sixty (60) days to cure such default or such longer time

as necessary to effect a cure provided that MORTGAGOR is continuously and diligently pursuing such cure.

(c) MORTGAGOR fails to comply with HOME regulations which failure continues for thirty (30) days after written notice from MORTGAGEE, provide if such failure cannot be cured within said thirty (30) days, MORTGAGOR shall have an additional sixty (60) days to cure such default or such longer time as necessary to effect a cure provided that MORTGAGOR is continuously and diligently pursuing such cure.

(d) Any assignment for the benefit of MORTGAGOR's creditors, or other proceedings intended to liquidate (other than physical rehabilitation) MORTGAGOR's assets.

(e) Commencement of any proceeding to foreclose any mortgage or other lien, which continues for more than thirty (30) days, whether prior to or subordinate to the lien of this Mortgage unless such lien is bonded.

(f) Subject to the provisions of Section 4 above, any mortgage secured by the Property is refinanced without the prior notice of MORTGAGEE.

(g) Failure of the MORTGAGOR to comply with the MORTGAGEE's recapture provision.

(h) Filing for bankruptcy, or dissolution of MORTGAGOR which is involuntary if not dismissed within sixty (60) days.

13. Whenever used, the terms MORTGAGOR and MORTGAGEE shall include all parties to this instrument, their heirs, successors, legal representatives and assigns.

14. This Mortgage is and shall be subordinate to any extended low-income housing commitment (as such term is defined in Section 42(h)(6)(B) of the Internal Revenue Code) recorded or to be recorded against the Property, provided that such low-income housing commitment, by its terms, must terminate upon foreclosure under this Mortgage or upon a transfer of the Property by instrument in lieu of foreclosure, in accordance with Section 42(h(6)(E) of the Internal Revenue Code.

15. This Mortgage is and shall be subordinate to any Florida Housing Finance Corporation State Apartment Incentive Loan, and any mortgage or restrictions recorded or to be recorded against the Property in connection therewith, and any such financing and related documentation shall not require the consent of Mortgage.

[The balance of this page is left intentionally blank.
Signatures and attestations begin on the following page.]

IN WITNESS WHEREOF, the MORTGAGOR has executed and sealed this instrument on the day and year first above written.

RIVERBEND LANDINGS PARTNERS, LTD.,
a Florida limited partnership

By: Southern Affordable Services, Inc., a Florida not-for-profit corporation, its co-general partner

_____
Witness

By: _____
JAY P. BROCK, Executive Vice President

_____
Print Name

Date: _____

_____
Witness

_____
Print Name

STATE OF FLORIDA)
)
COUNTY OF)

Execution of the foregoing instrument was acknowledged before me by means of □ physical presence or □ online notarization this _____ day of _____, 20_____, by Jay P. Brock, as Executive Vice President of Riverbend Landings Partners, Ltd., a limited partnership. He/She is personally known to me or has produced _____ as identification.

NOTARY PUBLIC
Print Name _____
My commission expires: _____

(End of Mortgage-HOME Program Deferred Payment Promissory Note attached as Exhibit A)

This document was prepared by:
Robert McHugh, Esq.
County Attorney's Office
Seminole County Government
1101 E. 1st Street
Sanford, Florida 32771

Please return it to:
Seminole County Community Services Department
Community Development Division
520 W. Lake Mary Boulevard, Suite 100
Sanford, Florida 32773

HOME PROGRAM DEFERRED PAYMENT PROMISSORY NOTE

MAXIMUM PRINCIPAL AMOUNT: **FIFTY THOUSAND AND NO/100 DOLLARS ($50,000.00)**

DATED DATE: _____, 2025

MATURITY DATE: _____, 2075

RATE OF INTEREST: **ZERO PERCENT (0.00%) PER ANNUM**

MAKER: **RIVERBEND LANDINGS PARTNERS, LTD**
335 N. KNOWLES AVENUE, SUITE 101
WINTER PARK, FLORIDA 32789

HOLDER: **SEMINOLE COUNTY GOVERNMENT**
1101 E. 1ST STREET
SANFORD, FLORIDA 32771

1. FOR VALUE RECEIVED, MAKER promises to pay to the order of HOLDER the sum of up to but not exceeding FIFTY THOUSAND AND NO/100 DOLLARS $50,000.00 on _____, 2075, in lawful money of the United States, at 1101 E. 1st Street, Sanford, Florida 32771, or at such other place as the HOLDER may designate in writing.

2. This Promissory Note (the "Note") is secured by that certain Mortgage of even date herewith given by MAKER on certain real property, referred to as that certain parcel of real property located at 3750 E. SR 46, Sanford, Florida 32771, hereinafter the "Property", the legal description and parcel identification number for which Property are as follows:

Legal Description: AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 33; THENCE RUN NORTH 89°46'11" EAST, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, FOR A DISTANCE OF 42.65 FEET; THENCE RUN NORTH 00°13'49" WEST,

DEPARTING SAID SOUTH LINE, FOR A DISTANCE OF 33.57 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 46, ACCORDING TO OFFICIAL RECORDS BOOK 8479, PAGE 1001 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE RUN NORTH 33°03'05" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, FOR A DISTANCE OF 44.08 FEET TO A POINT ON THE RECORDS; THENCE RUN THE FOLLOWING COURSES ALONG SAID EAST RIGHT-OF-WAY LINE: SOUTH 88°52'16" WEST, FOR A DISTANCE OF 7.77 FEET; THENCE RUN NORTH 01°07'58" WEST, FOR A DISTANCE OF 49.90 FEET; THENCE RUN NORTH 00°46'29" WEST, FOR A DISTANCE OF 95.63 FEET; THENCE RUN NORTH 00°38'44" WEST, FOR A DISTANCE OF 50.31 FEET; THENCE RUN NORTH 00°25'58" WEST, FOR A DISTANCE OF 118.41 FEET; THENCE RUN NORTH 00°31'05" WEST, FOR A DISTANCE OF 0.50 FEET; THENCE RUN NORTH 89°38'23" EAST, DEPARTING SAID EAST RIGHT-OF-WAY LINE, FOR A DISTANCE OF 869.05 FEET TO THE NORTHWEST CORNER OF THE EAST 450 FEET OF THE SOUTH 387.20 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 33; THENCE RUN SOUTH 00°21'04" EAST, ALONG THE WEST LINE THEREOF, FOR A DISTANCE OF 289.44 FEET TO THE AFORESAID NORTH RIGHT-OF-WAY LINE OF STATE ROAD 46; THENCE RUN THE FOLLOWING COURSES ALONG SAID NORTH RIGHT-OF-WAY LINE: SOUTH 89°47'07" WEST, FOR A DISTANCE OF 241.71 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE CONCAVE SOUTHEASTERLY; THENCE RUN SOUTHWESTERLY ALONG SAID TANGENT CURVE HAVING A RADIUS OF 2145.58 FEET, AN ARC LENGTH OF 409.69 FEET, A CENTRAL ANGLE OF 10°56'26", A CHORD BEARING OF SOUTH 84°18'54" WEST AND A CHORD DISTANCE OF 409.07 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 1698.46 FEET, AN ARC LENGTH OF 188.40 FEET, A CENTRAL ANGLE OF 6°21'19", A CHORD BEARING OF SOUTH 82°01'34" WEST AND A CHORD DISTANCE OF 188.30 FEET TO THE POINT OF BEGINNING.

Parcel Identification Number: 33-19-31-525-0000-0010

3. If the MAKER fails to use the Property in the manner as required by this instrument and the attached Mortgage, or shall be in default for any of the reasons set forth below, or in default of any covenant of the Mortgage which such failure or default continues for thirty (30) days after written notice from HOLDER, provided such failure or default cannot be cured within said thirty (30) days, MAKER shall have an additional sixty (60) days to cure such failure or default or such longer time as necessary to effect a cure provided that MAKER is continuously and diligently pursuing such cure, then all outstanding sums due under this Note and, subject to the terms of paragraph 6 hereof, shall become immediately due and payable in full under the terms set forth therein and herein.

4. MAKER shall use the proceeds of this Note only for the purposes of developing the Property in the manner as represented to the HOLDER. Failure of MAKER to use the Note proceeds in said fashion shall be an event of default hereunder and under the Mortgage.

5. An event of default shall also include the following:

(a) Failure to pay the outstanding principal amount hereof or any other sum due under this instrument at the stated maturity or due date at the time the Property is refinanced, abandoned, sold, transferred or conveyed unless the RUC remains in place, or MAKER otherwise ceases to utilize the Property in accordance with the Restrictive Use Covenant prior to the maturity date, or

other failure to comply with the terms of the Affordability Period, as defined herein and in the Mortgage which such failure continues for thirty (30) days after written notice from HOLDER, provided such failure cannot be cured within said thirty (30) days, MAKER shall have an additional sixty (60) days to cure such failure or such longer time as necessary to effect a cure provided that MAKER is continuously and diligently pursuing such cure.

(b) The destruction or abandonment of the improvements on the subject Property by MAKER or its successors, which destruction is not restored within a reasonable period.

(c) Failure to pay applicable property taxes on the Property and improvements when due which continues for 30 days, unless disputed in good faith.

(d) Failure to maintain adequate hazard insurance on the Property and improvements and the same is not immediately cured for thirty (30) days after written notice from HOLDER.

(e) Failure to comply with any one or more of the terms, conditions and use restrictions of this Note and the accompanying Mortgage of even date herewith, the terms of which are incorporated herein by reference which such failure continues for thirty (30) days after written notice from HOLDER, provided such failure cannot be cured within said thirty (30) days, MAKER shall have an additional sixty (60) days to cure such failure or such longer time as necessary to effect a cure provided that MAKER is continuously and diligently pursuing such cure.

(f) Failure to comply with the terms of any other senior or junior lien mortgage or other encumbrance resulting in a material default on the Property which continues beyond all applicable notice, grace and cure periods.

6. **SUBORDINATION. The right of the Holder to payment of the indebtedness evidenced by this Note is and will at all times be subordinate to the right of Housing Finance Authority of Volusia County/MSPJ Bond Holdings, LLC, the MAKER's construction lender (the "Senior Lender"), under that certain Construction Loan Note (the "Senior Note") executed by MAKER in favor of the Senior Lender, to payment in full of the indebtedness evidenced by the Senior Note, as and to the extent provided in that certain subordination agreement to be entered into by and between the Holder and the Senior Lender (the "Subordination Agreement"). The Mortgage and other documents securing the Note are and shall be subject and subordinate in all respects to the liens, terms, covenants and conditions as more fully set forth in the Subordination Agreement. The rights and remedies to the payee and each subsequent holder of this Note under the Mortgage securing this Note are subject to the restrictions and limitations ser forth in the Subordination Agreement. Each subsequent holder of this Note shall be deemed, by virtue of such holder's acquisition of this Note, to have agreed to perform and observe all of the terms, covenants and conditions to be performed or observed by the "Subordinate Lender" under the Subordination Agreement. Without limiting the foregoing, the right of the Holder to payment of the indebtedness evidenced by this Note, and the Mortgage and other documents securing this Note, are and shall be subject and subordinate in all respects to any Florida Housing Finance Corporation State Apartment Incentive Loan or similar financing source, and any mortgage or**

restrictions recorded or to be recorded against the Property in connection therewith and any such financing and related documentation shall not require the consent of HOLDER. .

7. If MAKER and its successors and assigns fully performs, complies with and abides by each and every agreement, stipulation, condition and covenant regarding the Property under the Mortgage and this Note, then the Mortgage and the estate hereby created with respect thereto shall cease, determine to be deemed fully satisfied, and this Note may be forgiven and be canceled in the HOLDER's sole discretion according to the following terms and conditions, subject in all respects to paragraph 3 hereof:

FIFTY (50) YEAR AFFORDABILITY PERIOD:

If MAKER fully complies with the Affordability Period and Restrictive Use Covenant requirements described in paragraphs 4 and 5 of the Mortgage and the covenants herein continuously for a fifty (50) year period commencing on the date of execution of the Restrictive use Covenant, the principal amount of this Note may be forgiven at HOLDER's sole discretion and the Mortgage deemed fully satisfied.

8. MAKER reserves the right to prepay, at any time, all or any part of the principal amount of this Note without the payment of penalties or premiums, and thereby remove and satisfy the Mortgage and Restrictive Use Covenant on the Property securing this Note, provided that the cost of removal of said Mortgage, plus all other fees involved, will be borne by the MAKER.

9. This Note is a non-recourse note.

[Remaining of this page is leave blank intentionally, signatures contained on following pages]

IN WITNESS WHEREOF, the MAKER has executed and sealed this instrument on the day and year set forth below:

RIVERBEND LANDINGS PARTNERS, LTD., a Florida limited partnership

By: Southern Affordable Services, Inc., a Florida not-for-profit corporation, its co-general partner

_____ By: _____
Witness JAY P. BROCK, Executive Vice President

_____
Print Name

Date: _____

_____
Witness

_____
Print Name

STATE OF FLORIDA)
)
COUNTY OF)

Execution of the foregoing instrument was acknowledged before me by means of □ physical presence or □ online notarization this _____ day of _____, 20_____, by Jay P. Brock, as Executive Vice President of Riverbend Landings Partners, Ltd., a limited partnership. He/She is personally known to me or has produced _____ as identification.

NOTARY PUBLIC
Print Name _____
My commission expires: _____

RM/vs
11/21/25/25
T:\Users\rmchugh\Community Services\Riverbend (Nov2025).docx

EXHIBIT G
SEMIOLE COUNTY/RIVERBEND LANDINGS, LTD.
STATE HOUSING INITIATIVE PARTNERSHIP FUNDING
HOME INVESTMENT PARTNERSHIP PROGRAM FUNDING
HOME/SHIP SUBRECIPIENT AGREEMENT
PROGRAM YEAR 2023-2024 and 2024-2025

REQUEST FOR PAYMENT

Subrecipient: Riverbend Landings Partners, LTD.

Project Name: Riverbend Landings Apartments

Payment Request Number: _____ **Payment Due:** $ _____

Source	Award Amount	Work Description	Completed Work		Retainage	Balance to Completion (less retainage)
			Amount Previous Period	Amount This Period		
SHIP FY23/24	$670,000.00					
SHIP FY24/25	$330,000.00				$ -	
HOME	$50,000.00				$ -	

**Attach copies of supporting documentation (paid invoices, cancelled checks, lien releases, Certificate of Occupancy, etc.) with each Draw Request*

Authorized Signer (Print Name and Title): _____

Signature: _____ **Date:** _____

File Number: 2025-1155

Title:

Approve and authorize the Chairman to execute a Special Event Permit for Wekiva Island Spring Fling and Paint Out on Sunday, February 22, 2026, through Saturday, February 28, 2026, and Sunday, March 15, 2026, through Thursday, March 19, 2026 (12 days); located at 1014 Miami Springs Dr. Longwood; (Mary Sue Weinaug, Applicant) District3 - Constantine **(Mike Rhodes**, **Interim Development Services Director)**

Division:

Development Services

Authorized By:

Mike Rhodes, Interim Development Services Director

Contact/Phone Number:

Jealyan Moreno/407-665-7387

Background:

The Applicant is requesting approval of a Special Event Permit for the Wekiva Island Spring Fling and Paint Out 2026. The event will include Artist's painting outside on the grounds of Wekiva Island, and the paintings will be displayed in the gallery and offered for sale. Additional activities include an art auction, quick draw, and gala with a live band.

Amplified sound is proposed on Wednesday, February 25, 2026, for an art auction from 6:00 p.m. to 9:00 p.m. under the Solar Array. Additionally, amplified sound is proposed on Saturday February 28, 2026, with a quick draw (a timed drawing contest between the professional artists and registered guests) from 12:00 p.m. to 2:00 p.m., and the annual gala with a live band, performing on the back deck of the classroom building from 6:00 p.m. to 10:00 p.m.

The hours of operation are proposed from 8:00 a.m. to 9:00 p.m. on weekdays and weekend dates will be 8:00 a.m. to 11:00 p.m.

The number of guests attending at any given time will be 395.

The request for the number of guests and hours of operation is consistent with the Board of County Commissioners approval of the 2024 Special Event for the Wekiva Island Paint Out and Spring Fling.

This is the first Special Event Permit of the calendar year. Per Development Order # 17 -20500038 Section (3) t., four (4) Special Events are allowed per year, not to exceed a total of sixty (60) days. The Paint Out and Spring Fling Event will be twelve days (12), leaving forty-eight (48) days remaining for other Special Events.

The Event is within the Urban Bear Management area. For Special Events occurring outside, the area must be kept free from accumulated waste. The refuse must be collected and secured within a structure, a bear resistant container or removed to a disposal site.

Staff finds that the application submitted for this request meets the requirements of Section 30.6.4.2.a.(4), LDC, and due to the limited and temporary nature of the event, the security being provided, and the conditions imposed by the Special Event permit, the proposed event is reasonably compatible with surrounding uses and does not pose an unreasonable safety or health risk to patrons.

Requested Action:

Staff requests the Board of County Commissioners approve the Wekiva Island Paint Out and Spring Fling Special Event Permit for Sunday, February 22, 2026, through Saturday, February 28, 2026, and Sunday, March 15, 2026, through Thursday, March 19, 2026 (12 days), subject to Staff's recommendations included in the attached Special Event Permit.

Note: The Special Event Permit Conditions of Approval (i.e., full details of the above conditions) are contained in the Special Event Permit in this Agenda Memorandum to be issued by Seminole County, if approved by the Board of County Commissioners.

SPECIAL EVENT PERMIT

Failure to obtain required permits revokes this approval.

PERMIT NO: 25-45000021

In accordance with Section 30.6.4.2 of the Land Development Code of Seminole County, no special event may be permitted for more than fourteen (14) consecutive days, and no parcel of land will be permitted to have more than five (5) special events in any twelve (12) month period, unless otherwise authorized by the Board of County Commissioners.

DATE	**January 27, 2026**
APPLICANT	**Mary Sue Weinaug, Authorized Agent**
SITE ADDRESS	**1000-1014 Miami Springs Drive, Longwood FL, 32779**
ESTABLISHMENT	**Wekiva Island**
PARCEL ID	**30-20-29-300-001A-0000** **31-20-29-300-001B-0000** **31-20-29-300-001C-0000**
SIZE IN ACRES	**5.5 AC**

DESCRIPTION OR NAME OF EVENT: Wekiva Island Spring Fling and Paint Out

TO BE HELD ON: February 22, 2026 through February 28, 2026 and March 15, 2026 through March 19, 2026 (12 days)

BETWEEN THE HOURS OF: 8:00 a.m. and 9:00 p.m. on weekdays and 8:00 a.m. and 11:00 p.m. on weekends

NUMBER OF ATTENDEES: 395 guests at any given time

EVENTS DURING THE LAST TWELVE (12) MONTHS INCLUDING THIS EVENT: One (1)

The Board of County Commissioners determined the proposed event is reasonably compatible with nearby existing development and does not pose an unreasonable safety or health risk for patrons or neighbors. This permit will be subject to the following conditions:

1. The Event hours are as follows:

Sunday 2/22 – Thursday 2/26	8:00 a.m. – 9:00 p.m.
Friday 2/27 – Saturday 2/28	8:00 a.m. – 11:00 p.m.
Sunday 3/15 – Thursday 3/19	8:00 a.m. – 9:00 p.m.

2. The number of attendees will not exceed 395 guests at any given time.

3. Performances at the event will include a live band playing outdoors during the Gala Art event; artists painting at various locations around the island; artwork exhibition in the gallery, an Art Auction and a Quick Draw (a timed drawing contest between professional artists and registered guests). The location of the Art Gallery is shown on Exhibit A. The schedule of events is shown on Attachment 1.

4. Outdoor amplified sound is permitted at the times listed below. The art auction and live band and speakers shall be oriented towards the west property boundary, and away from adjacent residential properties including the Sweetwater Springs subdivision. Exhibit B

Art Auction under the Solar Array Wednesday, February 25, 2026	6:00 p.m. – 9:00 p.m.
Quick Draw Saturday, February 28, 2026	12:00 p.m.– 2:00 p.m.
Gala and Live Band on the back deck of the classroom building Saturday, February 28, 2026	6:00 p.m. – 10:00 p.m.

The outdoor amplification of sound shall not exceed 50 db(a) or 60 db(c), one minute average (LEQ) sound level, as measured at the common park area in the Sweetwater Springs subdivision (reference, the M-2 location as shown in the final report of the Community Sound Test Results and Analysis of the March 2022 Wekiva Island Special Events). Seminole County Sheriff's Personnel have the authority to regulate excessive volume related to activities during the Special Event.

5. Tents and temporary electrical equipment/installation will require all applicable County permits and inspections as required through the Building Division.

6. Applicant to submit the following to the County's Fire Prevention Bureau: tent and canopy permits, offsite parking and public safety access plan, and food service vendor information.

7. Applicant to contact the County's Fire Prevention Bureau forty-eight (48) hours prior to the Event to schedule an inspection for compliance with all fire code requirements.

8. Access around the perimeter of the Event must remain open to allow for emergency apparatus, including: (a) fire apparatus access roads shall be twenty (20) feet wide, clearly marked and unobstructed; and (b) fire apparatus access roads shall be provided so that no area of the Event is greater than 150 feet (foot travel) from Fire Department vehicle access.

9. A minimum of one (1) portable fire extinguisher rated at least 2A10BC shall be located within seventy-five (75) feet travel distance of the food and beverage service areas of the Event.

10. Trash receptacles will be available throughout the site in addition to recycling centers. Sanitation stations will be available throughout the site, including one (1) dumpster as shown on Exhibit H.

11. This Event is located within the Urban Bear Management Area. All Special Events that occur outside must be kept free from the accumulation of refuse. All refuse must be collected from the grounds and must be secured within the appropriate Bear Resistant Refuse Container, secured within a secured structure, or removed from the Urban Bear Management Area to an appropriate disposal site at the close of each day's activities.

12. Restroom facilities will be provided on site as shown on Exhibit C.

13. Public ingress and egress to the Event will be via Miami Springs Dr. Ingress and egress to the site for set-up of the Event will be via Miami Springs Dr. Exhibit G

14. Off-premise signage is prohibited during this Event.

15. Parking will be provided in the existing designated parking area as shown on Exhibit E.

16. Off-Premise parking is prohibited during this Event.

17. Security to be provided by two (2) off-duty Seminole County Sheriff Deputies, in marked vehicles, and Wekiva Island Staff.

18. The Event must be in compliance with the attached Exhibits A – I, and the Wekiva Island PUD Amended and Restated Development Order (#17-20500038).

19. Indemnification: Applicant, by accepting the Special Event Permit shall, at its own cost and expense, hold harmless, defend and indemnify Seminole County, its officials, boards, agents and employees from any and all claims, demands, actions and causes of action, losses, damages, liabilities, cost, expenses, and court costs, including, without limitation, interest, penalties, and attorneys' fees which may accrue by reason of Applicant's acts or omissions of negligence, gross negligence or intentional torts, or misconduct of Applicant, its officers, directors, agents, employees or contractors arising out of or in conjunction with the permit(s) issued.

SEMINOLE COUNTY
FLORIDA'S NATURAL CHOICE

SPECIAL EVENT PERMIT

Approved by the Board of County Commissioners on January 27, 2026.

_____
Andria Herr, Chairman
Board of County Commissioners

SEMINOLE COUNTY
FLORIDA'S NATURAL CHOICE

SPECIAL EVENT PERMIT

List of Exhibits

A - Structures and Tents
B - Live/Outdoor Music/Amplified Sound
C - Restroom/Sanitation
D - Areas for Serving Food and Beverages
E - Parking Plan
F - Medical Facilities
G - Ingress & Egress
H - Trash Receptacles/Recycle Bins
I - Pedestrian Plan
J - Certificate of Insurance

List of Exhibits

A - Structures and Tents
B - Live/Outdoor Music/Amplified Sound
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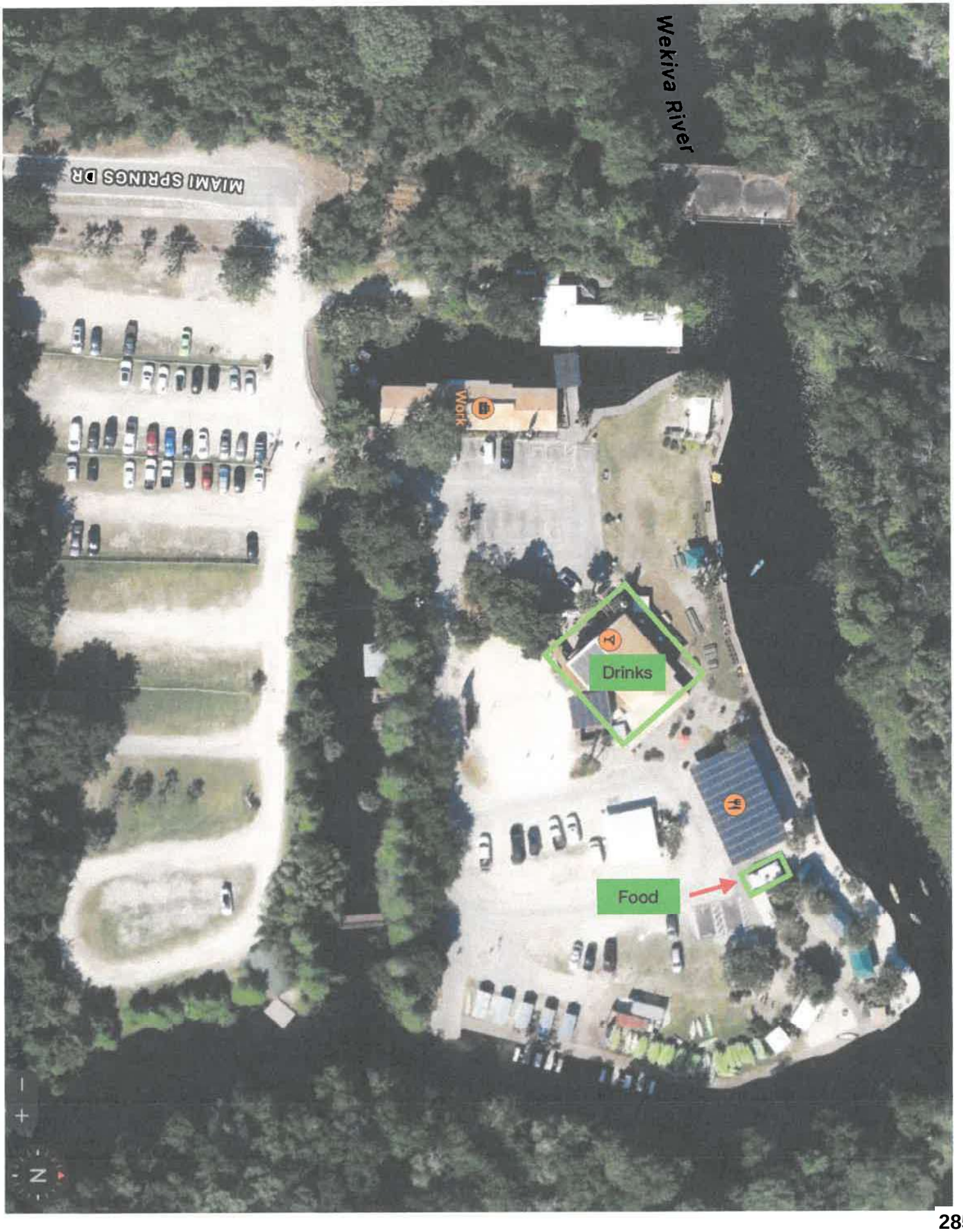
J - Certificate of Insurance

Structures & Tents

Live/Outdoor Music/ Amplified Sound

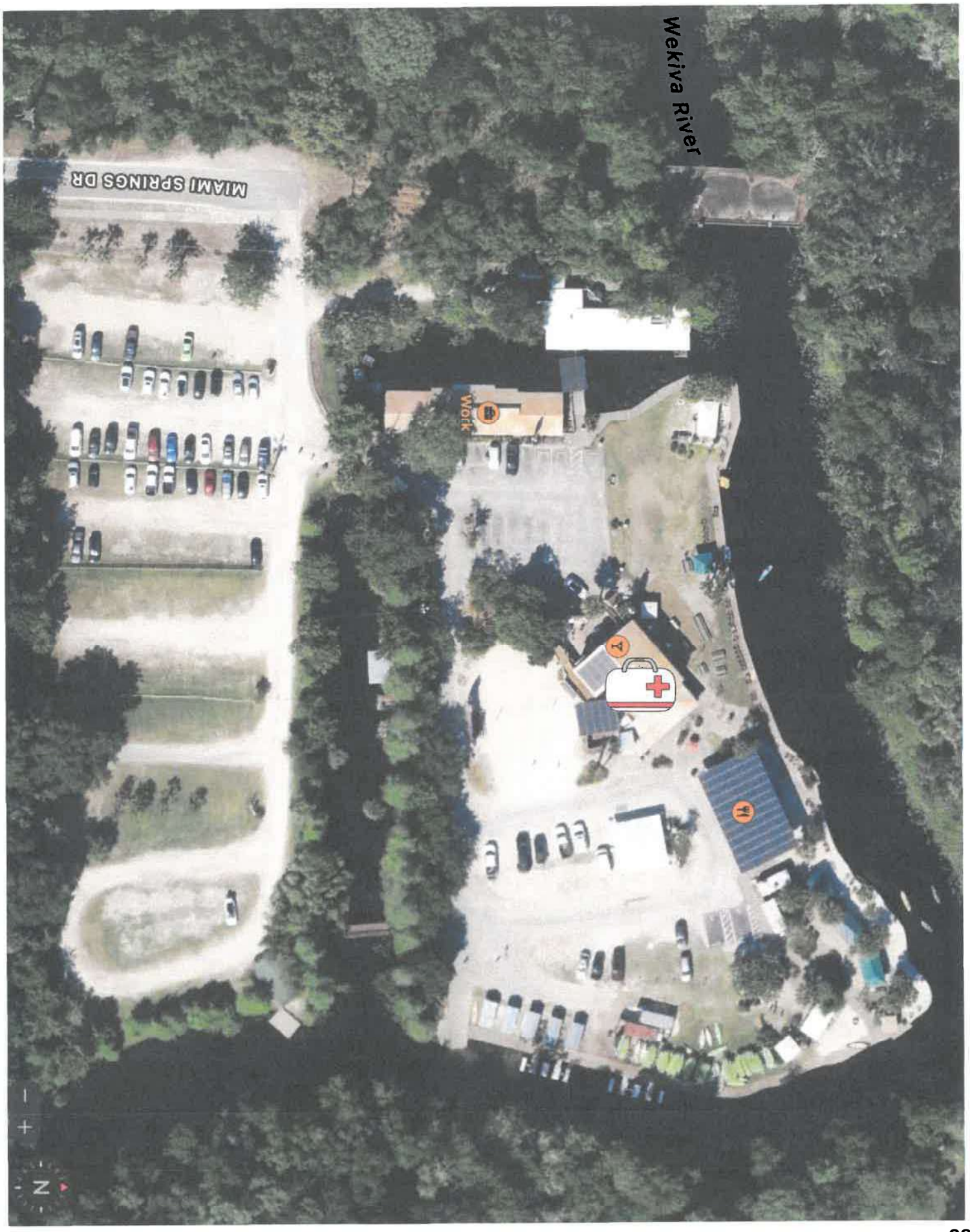
Restrooms/Sanitation

Areas for serving food & beverages

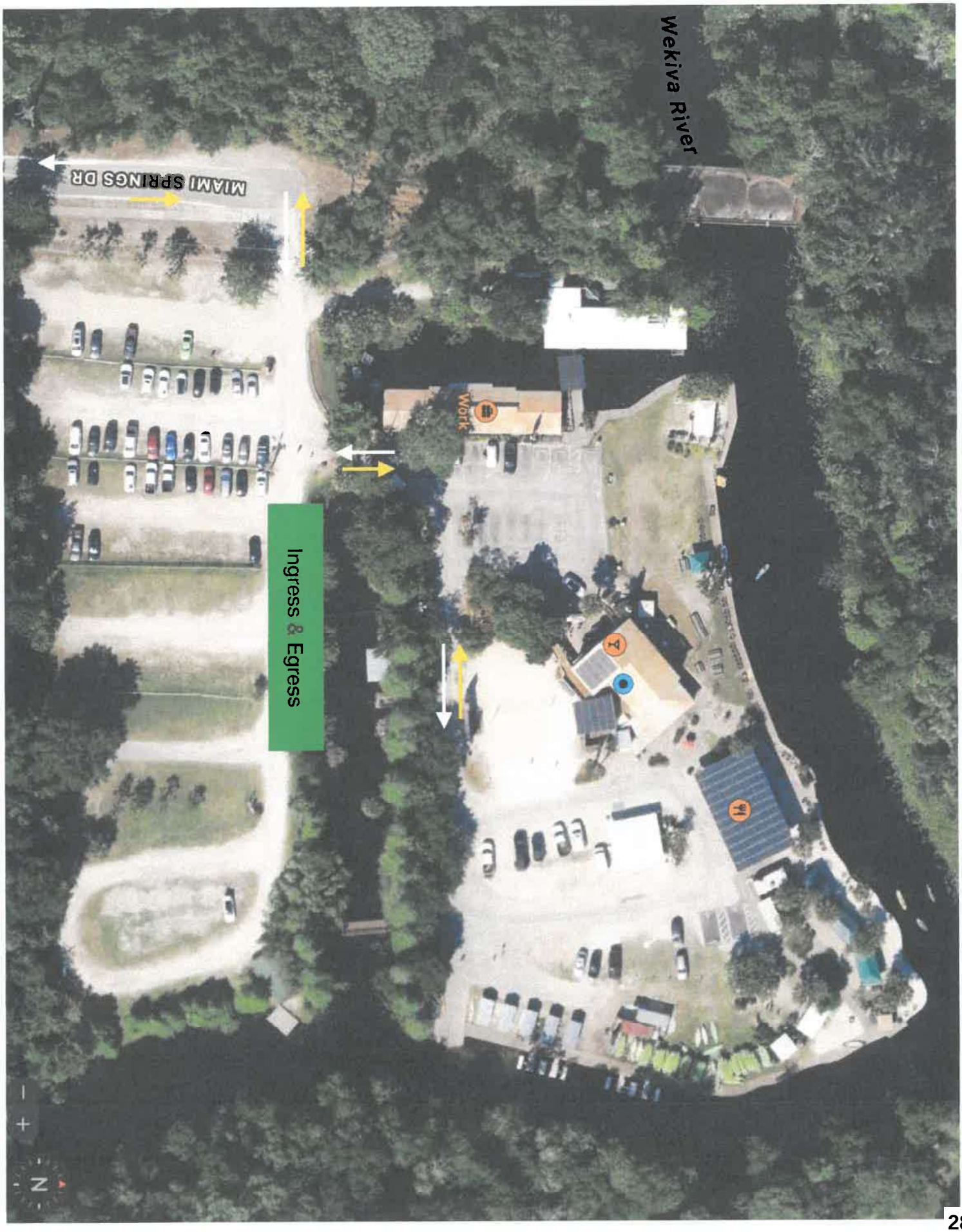


Parking Plan

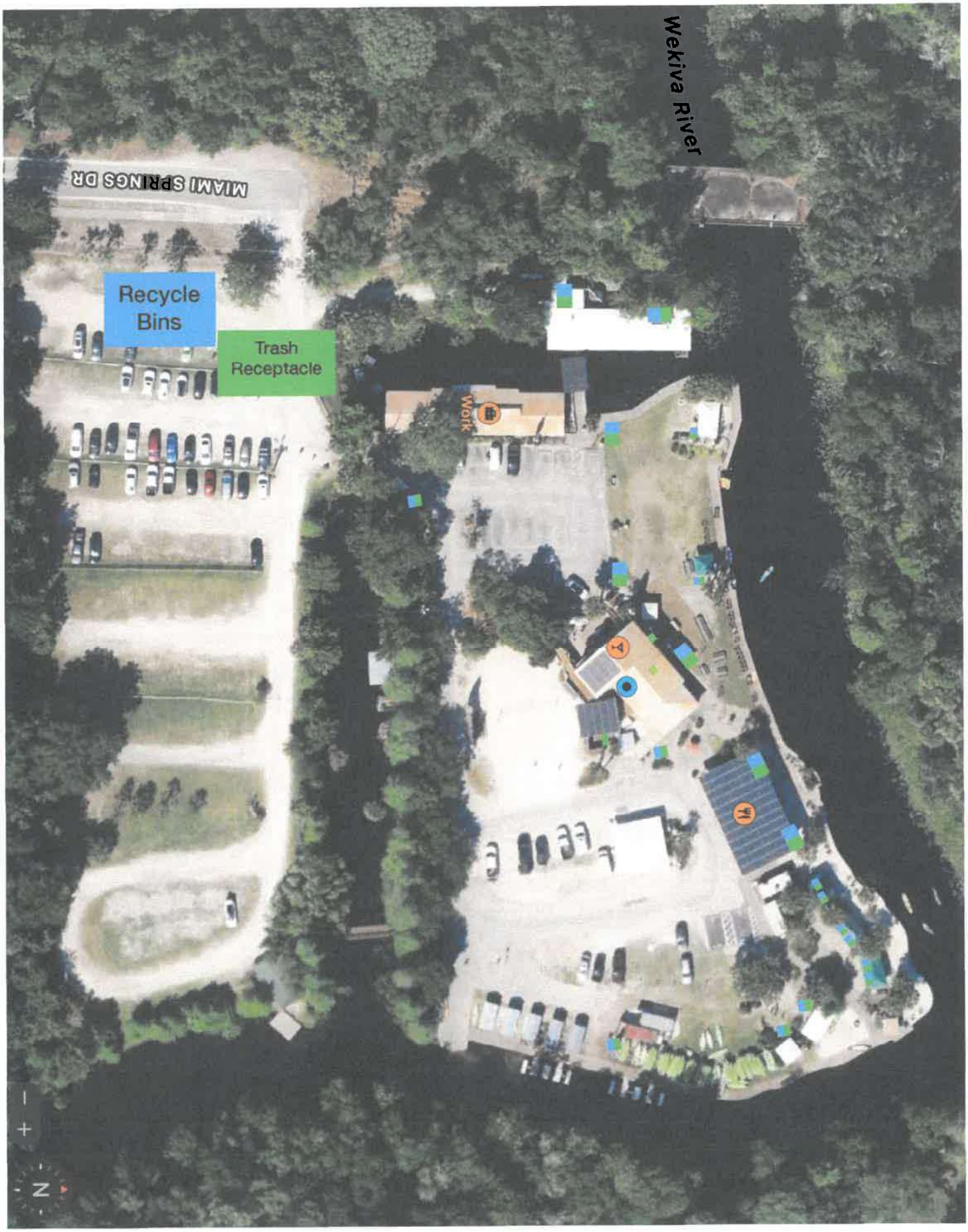
Medical Facility



Ingress & Egress



Trash Receptacles / Recycle Bins



Pedestrian Plan

ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 11/12/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Marsh & McLennan (CLW) 101 N Starcrest Dr Clearwater FL 33765	**CONTACT NAME:** MMA - Florida **PHONE (A/C, No, Ext):** 727-447-6481 **FAX (A/C, No):** 727-449-1267 **E-MAIL ADDRESS:** CertsTeam@MarshMMA.com
INSURED The Wekiva Island, LLC 1014 Miami Springs Drive Longwood FL 32779	WEKIVISLAN

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Houston Specialty Insurance Company	12936
INSURER B : Auto-Owners Insurance	18988
INSURER C : Technology Insurance Company, Inc.	42376
INSURER D : Founders Insurance Company	14249
INSURER E :	
INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** 1685512221 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE [X] OCCUR X 5,000 GEN'L AGGREGATE LIMIT APPLIES PER: POLICY [ ] PRO-JECT [ ] LOC OTHER:	Y		ESBHSGL000026404	9/29/2025	9/29/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 100,000 $ 5,000 $ 1,000,000 $ 2,000,000 $ 2,000,000
B	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY [X] SCHEDULED AUTOS X HIRED AUTOS ONLY [X] NON-OWNED AUTOS ONLY			5199007300	9/29/2025	9/29/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ $ $
	UMBRELLA LIAB [ ] OCCUR EXCESS LIAB [ ] CLAIMS-MADE DED RETENTION $						EACH OCCURRENCE AGGREGATE	$ $
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N [N] If yes, describe under DESCRIPTION OF OPERATIONS below	N/A		TWC431737	10/15/2025	10/15/2026	X PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ 1,000,000 $ 1,000,000 $ 1,000,000
D	Liquor Liability			2023009082	9/29/2025	9/29/2026	Occurrence Aggregate Deductible	$1,000,000 $1,000,000 $5,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Certificate Holder is Additional Insured as respects to General Liability only if required by written contract, and subject to the terms, conditions and limits as specified in the policy per the attached forms.

CERTIFICATE HOLDER

Seminole County
1101 E 1st St
Sanford FL 32771-0000

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE
Todd George

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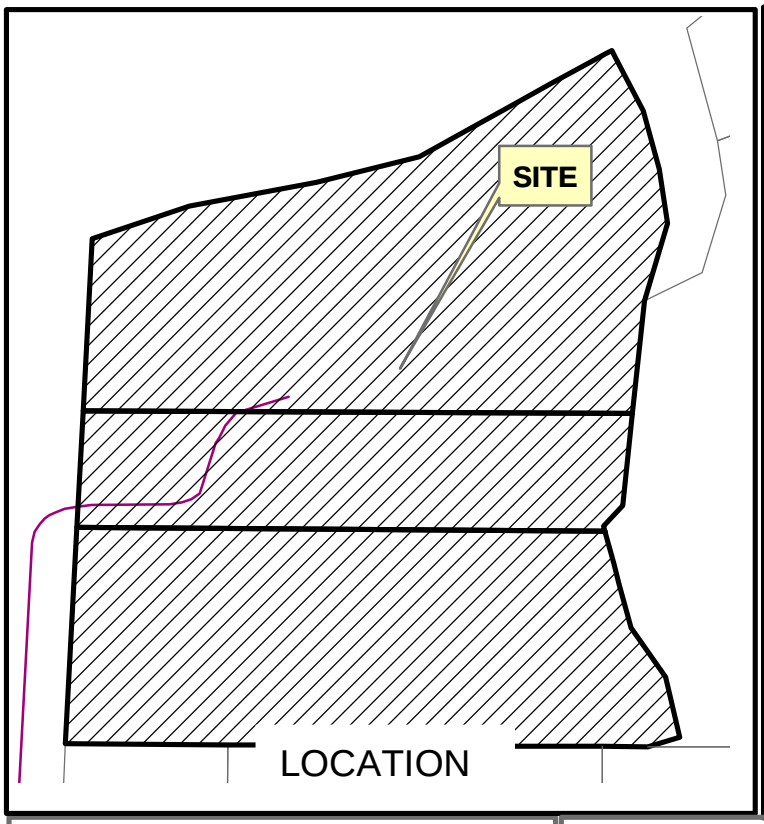

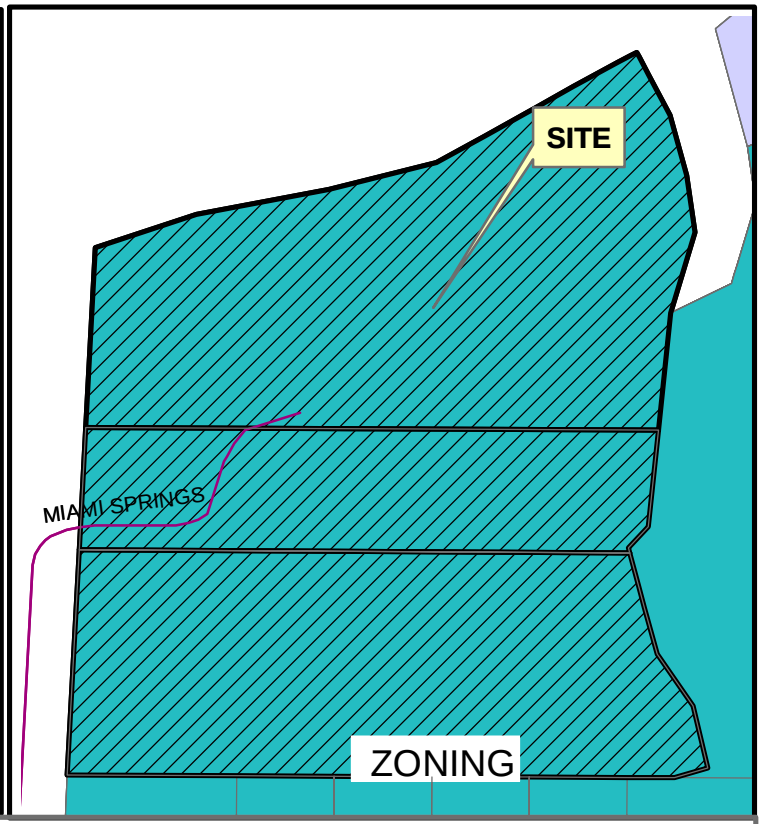

WEKIVA ISLAND
PAINT OUT & SPRING FLING SPECIAL EVENT PERMIT

SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS

JANUARY 27, 2026

PARCEL # 30-20-29-300-001A-0000+

LEGEND

Site

PD

Date: 12/20/2019

Path: L:\pl\projects\Special Events\2019\1 A - BCC-master_template2013.mxd

Attachment 1

Spring Fling Schedule

Sunday, February 22nd
8 AM - 9PM
6PM - 9PM Artist Welcome Dinner

Monday, February 23rd
8 AM - 9PM
Artist Painting around the area
Gallery open until 9 PM

Tuesday, February 24th
Artist Painting around the area
Gallery open until 9 PM

Wednesday, February 25th
8 AM - 9PM
Artist Painting around the area
Auction from 7PM - 9PM

Thursday, February 26th
8 AM - 9PM
Artist Painting around the area
Gallery open until 9 PM

Friday, February 27th
8 AM - 11PM
Artists Painting around the area
'Gallery Open until 11 PM
Nocturne Painting at the Island

Saturday, February 28th
8 AM - 11PM
Quick Draw. 12PM - 2PM
Gala 6PM - 10PM
with Live Outdoor Music, Full Band

Sunday, March 15th
8 AM - 9:00PM
Spring Break

Monday, March 16th
8 AM - 9:00PM
Spring Break

Tuesday, March 17th
8 AM - 9:00PM
Spring Break

Wednesday, March 18th
8 AM - 9:00PM
Spring Break

Thursday, March 19th
8 AM - 9:00PM
Spring Break

SPECIAL EVENT DAYS, HOURS &/OR SOUND
12 DAYS

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

File Number: 2026-0068

Title:

Approve and authorize the Chairman to execute the Notice of Intent for the property located at 100 Horse Lovers Lane in Altamonte Springs to participate in the Elevate Florida Program for an acquisition-demolition mitigation project; and approve and authorize the County Manager to execute future documents related to this project. District3 - Constantine **(Alan Harris, Emergency Management Director)**

Division:

Emergency Management - Emergency Management

Authorized By:

Alan Harris, Director of Emergency Management

Contact/Phone Number:

Alan Harris/407-665-5017

Background:

The property owner at 100 Horse Lovers Lane, Altamonte Springs completed an application for the Elevate Florida Program with the Florida Division of Emergency Management. The application was approved for acquisition-demolition due to significant flood loss. A Notice of Intent and future documents will need to be executed outlining the roles and responsibilities of the Florida Division of Emergency Management, Seminole County, the property owner, and future deed restrictions of the parcel once the project is complete.

Requested Action:

Staff requests that the Board approve and authorize the Chairman to execute the Notice of Intent for the property located at 100 Horse Lovers Lane in Altamonte Springs to participate in the Elevate Florida Program for an acquisition-demolition mitigation project; and approve and authorize the County Manager to execute future documents related to this project.

NOTICE OF INTENT ("NOI")
FLORIDA DIVISION OF EMERGENCY MANAGEMENT ("FDEM") "ELEVATE FLORIDA" PROGRAM

For Completion of Acquisition/Demolition Project Between Local Entity and Elevate Florida – Intended for Deed Restriction, Demolition, and Maintenance of the Property to be used for Open Space Purposes

This Notice of Intent ("NOI") is made and entered into as of 1/27/2026, by and between:

Jurisdiction Name: Seminole County

Name: Seminole County Board of County Commissioners

Address: 1101 E 1st St, Sanford, FL 32771

Contact Person: John Lockwood III

AND

The Florida Division of Emergency Management ("FDEM"), a state agency with its principal office at 2555 Shumard Oak Blvd., Tallahassee, FL 32399;

1. Purpose

This NOI to participate confirms the Local Entity's intent in acquiring 100 Horse Lovers Lane, Altamonte Springs, FL 32714 in the acquisition-demolition project IA-0000013358, under Elevate Florida. This parcel will be acquired, and deed restricted to open-space usage as defined in 44 CFR Part 80.

2. Property Description

- **Address** ("the property" or "the parcel"): 100 Horse Lovers Lane, Altamonte Springs, FL 32714
- **Legal Description**: LOT 8 BLK E SPRING VALLEY FARMS SEC 4 PB 14 PG 84
- **Parcel/Tax ID Number**: 22-21-29-502-0E00-0080

3. Roles and Responsibilities

FDEM:

- FDEM will oversee all aspects of compliance with federal and state requirements for the duration of the construction phase of the project.
- FDEM will monitor project progress and adherence to approved scope, timelines, and deliverables.
- FDEM will manage the disbursement of grant funds, including non-federal cost-share allocations and administrative expenses.
- FDEM will coordinate hazardous materials assessments and abatement as necessary.
- FDEM will work with the Property Owner to clear the property title prior to transfer, per FEMA and state requirements.
- FDEM will work with the Third-Party Title Company, of the Property Owner's choice to administer the property transfer.
- FDEM will select and manage pre-approved contractors for demolition activities.
- FDEM will prepare and submit required documentation and reports to FEMA, including project status, financials, and compliance certifications.
- FDEM will provide further details for the Local Entity regarding open space reporting requirements.

Local Entity:

- The Local Entity is responsible for taking ownership of the parcel.
- The Local Entity will file all necessary deed restrictions limiting the property to open space use only, as outlined in section 4 below, in compliance with requirements specified by FEMA and FDEM.
- The Local Entity is responsible for ongoing maintenance and costs of the property as open space.
- The Local Entity will ensure that all property uses comply with FEMA-approved open space guidelines and obtain written approval for any new uses.

- The Local Entity will maintain records of property maintenance, inspections, and any communications with FDEM or FEMA regarding the property.
- Local Entity will ensure compliance to all open space reporting requirements.

4. Property Use

Local Entity participating in Acquisition-Demolition projects will be required to deed restrict the applicable property and agree to maintain the space, in perpetuity, as open space. Allowable uses of open space include:

- Wetlands and Floodplain management areas
- Parks or outdoor recreation areas
- Unimproved, unpaved parking lots
- Camping (except where adequate warning time is not possible to allow for evacuation)
- Nature reserves or grazing areas
- Cultivation

All intended uses for open space following grant closeout must be proposed to and approved by FEMA in writing before implementation. No new structures may be built on the property with the following exceptions:

- Public Restrooms
- Public facilities are open on all sides and functionally related to recreational use or the designated open space.
- A structure that is compatible with open space and conserves the natural function of the floodplain, as approved by FEMA.
- Structures described in the above three bullets that will be elevated or floodproofed to the Base Flood Elevation plus one foot of freeboard and that meet the applicable requirements of the National Flood Insurance Program (NFIP) floodplain management regulations in 44 CFR 60.3.

No structures built on the property will be eligible for coverage under the National Flood Insurance Program (NFIP) and must be floodproofed or elevated to achieve minimum freeboard requirements as defined by local ordinance.

5. Contingencies

- **Approval:** This transaction is contingent upon approval by the governing bodies of the Local Entity, FDEM, FEMA, and compliance with all applicable procurement and property acquisition laws.
- **Environmental and Title Contingency:** FDEM's obligation is contingent upon satisfactory environmental review and clear title receipt.

6. Closing

- **Administrative costs:**
  - The Property Owner will receive 75% of the appraised home value less clearance of any liens against the property; 25% of the home value will be redirected to the non-federal costs required for HMGP grants and administrative costs (e.g., title transfer, appraisal report, title is confirmed and cleared, demolition costs).
  - The Local Entity will not be responsible for any transaction-related costs.
- **Possession:**
  - Possession of the property (i.e., Warranty Deed) shall be delivered to the Local Entity at closing. The deed transferring title to the property and the program deed restrictions must be recorded according to state law and within 14 calendar days after the settlement.
  - The Property Owner must vacate the home within 10 calendar days of closing or the otherwise agreed-upon date.
  - After the transaction and title have been transferred to the Local Entity, FDEM will assign program contractors to demolish all structures on the parcel and remove all debris and hazardous material no more than 90 calendar days after closing.

- The Local Entity will be responsible for all future maintenance costs of the subject property.
- The Local Entity is responsible for ensuring and enforcing proper land use and coordinating with and gaining approval from FEMA on any future land use change or property disposition issues. FEMA must review and approve the proposed land use of all property acquired for open space purposes unless the use is grading and seeding of the former building site.[1]
- The Local Entity may subsequently transfer a property interest only with the prior approval of FDEM, the appropriate FEMA regional administrator and only to certain entities in accordance with 44 CFR § 80.19(b) No transfer is permitted for uses other than for open-space use.

7. Public Records and Confidentiality

- This NOI and related documents may be subject to public records laws. Records will be maintained in accordance with Chapter 119, Florida Statutes.
- Both parties agree to keep sensitive information confidential as the law permits under the applicable statutory exemption.

8. Non-Binding Effect

This NOI only records the Local Entity's intentions to participate in this acquisition-demolition project and does not constitute a binding agreement. A binding agreement will result only from executing a formal Tri-Party Agreement, Purchase and Sale Agreement, and all other legal documents as required by law to execute the transaction.

9. Governing Law

This NOI shall be governed by and construed under the laws of the State of Florida.

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[1] eCFR: 44 CFR § 80.19(a)(3) – Land use and oversight.

10. Miscellaneous

- **Amendments:** Any amendments to this NOI must be in writing and signed by both parties.
- **Notices:** All notices under this NOI shall be in writing and delivered to the addresses listed above.
- **Counterparts:** This NOI may be executed in counterparts, each of which shall be deemed an original.
- **No Waiver of Sovereign Immunity:** Nothing in this NOI shall be construed as waiving FDEM's or Local Entity's sovereign immunity.
- **FEMA Selection:** If/when FEMA selects this project for funding, the Local Entity, Property Owner, and FDEM will enter into a Tri-Party Agreement outlining each entity's legal responsibilities.

IN WITNESS WHEREOF, the Local Entity has executed this NOI as of the Effective Date first written above.

The intended use for this property is: Open Space

LOCAL ENTITY

Signature: _____

Printed Name: Andria Herr

Title: Seminole County Board of County Commissioners

Date: _____

ATTEST:

_____
GRANT MALOY
Clerk to the Board of
County Commissioners of
Seminole County, Florida.

For the use and reliance
of Seminole County only.

Approved as to form and
legal sufficiency.

_____
County Attorney

RM

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

By: _____
ANDRIA HERR, Chairman

Date: _____

As authorized for execution by the Board of
County Commissioners at its _____
20_____, regular meeting.

SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

File Number: 2026-0098

Title:

Work Session - Seminole County Cultural Arts Funding Programs **(Gui Cunha, Economic Development & Tourism Director)**

SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

File Number: 2026-0036

Title:

Work Session - Utilities Master Plan CIP **(Johnny Edwards, Utilities Director)**

SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

File Number: 2026-0099

Title:

Work Session - Basin Study - Yankee Lake, Big Wekiva, Little Wekiva **(Joe LoFaso, Chief Design Engineer)**

SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

File Number: 2026-0091

Title:

Quarterly Employee Service Recognition **(Christina Brandolini, Human Resources Director)**

Employee Service Recognition

1st Quarter FY25/26 Employee Years of Service Recognition:

October 2025:

Dennis Cloyd, Equipment Operator (Public Works) – 20 Years

Timothy Jecks, Budget Director (Office of Management and Budget) – 20 Years

Janet Ripley, Lead Distribution Technician (Utilities) – 20 Years

Karsten Berg, Engineer (Fire) - 20 Years

Brian Bessett, Firefighter (Fire) – 20 Years

Anthony Bowman, Lieutenant (Fire) – 20 Years

Percy Del Aguila Sr., Lieutenant (Fire) – 20 Years

James DePierro Jr., Lieutenant (Fire) – 20 Years

Evan Futato, Firefighter (Fire) – 20 Years

Colby Harkrader, Engineer (Fire) – 20 Years

Matthew Jaynes, Lieutenant (Fire) – 20 Years

Steven Johnson, Firefighter (Fire) -20 Years

Mario Mihaucich, Lieutenant (Fire) – 20 Years

Jonathan DiVita, Lieutenant (Fire) – 20 Years

Kenneth Tabaczka, Firefighter (Fire) – 20 Years

Jonathan Walters, Engineer (Fire) – 20 Years

Gregory Gillam, Firefighter (Fire) – 25 Years

Harold Micheo, Network Technician II (Information Technology) – 25 Years

Darren Worthey, Signs/Marking Technician(Public Works) – 35 Years

November 2025:

Amber O'Rourke, Animal Services Officer (Emergency Management) – 20 Years

Sherry Williams, Program Manager I (Parks and Recreation) - 20 Years

Josepha Delgado, Project Manager I (Community Services) - 20 Years

Robert Jackson, Traffic Studies/MOT Coordinator (Public Works) – 25 Years

Tracy MacGregor, Technology Coordinator (Information Services-Article V Judicial) – 25 Years

Kevin Sims, Lieutenant (Fire) – 30 Years

December 2025:

Todd Stark, Database Administrator (Information Technology) – 20 Years

Denise Sims, Program Manager I (Emergency Management) - 25 Years

Marisol Esquilin, Engineer (Fire) – 25 Years

1ST Quarter Retirements:

Gerald Hutchinson, Warehouse Supervisor (Fire) – 25 Years

Michael Cusack, Lieutenant (Fire) – 27 Years

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

File Number: 2026-0066

Title:

Approve the adoption of the Ordinance establishing Chapter 270, Part 13, Section 270.475 of the Seminole County Code, the Rolling Hills Groundwater Monitoring District, for non-source properties surrounding the former Rolling Hills Golf Course and implement conditions for new wells, dewatering activities and new stormwater facilities and authorize the Chairman to execute the final version of the Declaration of Restrictive Covenant for the former Rolling Hills Golf Course once received from the Florida Department of Environmental Protection District3 - Constantine & District4 - Lockhart **(Richard Durr, Parks & Recreation Director)**

Division:

Parks and Recreation

Authorized By:

Richard Durr Parks & Recreation Director

Contact/Phone Number:

Keith Welty/407-665-2189

Background:

On August 30, 2018, Seminole County acquired the former Rolling Hills Golf Course (Source Property). The County, in coordination with the Florida Department of Environmental Protection (FDEP), conducted a Site Assessment Update and Closure Report to assess the Source Property for containments in the soil and groundwater in and around the vicinity of the Source Property, and to establish remedial controls to abate and contain any contaminants discovered. On March 27, 2023, FDEP advised the County that remedial controls established pursuant to the Report were satisfactory and recommended implementation of institutional controls to contain and monitor any further contamination in perpetuity and to effectuate final closer of the cleanup effort. The institutional controls required by FDEP include the proposed Ordinance establishing the Rolling Hills Groundwater Monitoring District for Non-Source Properties and the Declaration of Restrictive Covenants for the Source Property (Declaration).

The area of potential contamination extends beyond the Source Property boundary and encompasses five other properties owned by third parties (Non-Source Properties). Due to the potential existence of small amount of remaining contaminant, FDEP is requiring the County to adopt an Ordinance placing conditions on the excavation of new wells, dewatering activities and construction of new stormwater facilities on the Non-Source Properties. The conditions include, but are not limited to, the requirement for Non-Source Property owners to submit a signed and sealed plan to FDEP for review and approval of all new wells, dewatering activities and new stormwater facilities. The owners of the Non-Source Properties have been advised of the proposed Ordinance and the establishment of the Rolling Hills Groundwater Monitoring District through in-person meetings with the County and via certified mail.

The Declaration of Restrictive Covenants applies to the Source Property owned by the County. The conditions and restrictions in the Declaration mirror those proposed in the Ordinance and additionally include soil engineering controls and land use restrictions. The latest round of revisions to the Declaration were submitted to FDEP on November 20, 2025 and are still in review. Should FDEP have additional changes or comments to the draft Declaration, County staff will revise accordingly and provide to the Chairman to sign. The most current draft of the Declaration is included with this agenda item and County staff does not anticipate significant changes to the draft document.

Requested Action:

Staff requests the Board approve the adoption of the Ordinance establishing Chapter 270, Part 13, Section 270.475 of the Seminole County Code, the Rolling Hills Groundwater Monitoring District, and authorize the Chairman to execute the final version of the Declaration of Restrictive Covenant for the former Rolling Hills Golf Course once received from the Florida Department of Environmental Protection.

ORDINANCE NO. 2026-____ **SEMINOLE COUNTY, FLORIDA**

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA ESTABLISHING CHAPTER 270, PART 13, SECTION 270.475 OF THE SEMINOLE COUNTY CODE TO IMPLEMENT THE ROLLING HILLS GROUNDWATER MONITORING DISTRICT; IMPOSING GROUNDWATER USE RESTRICTIONS FOR WELLS, DEWATERING AND STORMWATER FACILITIES; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION IN THE LAND DEVELOPMENT CODE OF SEMINOLE COUNTY; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on August 30, 2018, Seminole County (hereinafter the "County") acquired the former Rolling Hills Golf Course (hereinafter the "Property") from Rolling Hills Golf Club, Inc., a Florida corporation, for the purpose of converting the Property from a golf course to a public recreational facility; and

WHEREAS, in this endeavor, the County, in coordination with the Florida Department of Environmental Protection ("FDEP"), conducted a Site Assessment Update and Closure Report (hereinafter "Report") to assess the Property for contaminants in the soil and groundwater in and around the vicinity of the Property, and to establish remedial controls to abate and contain any contaminants discovered; and

WHEREAS, on March 27, 2023, FDEP advised the County that remedial controls established pursuant to the Report were satisfactory and recommended implementation of institutional controls to contain and monitor any further contamination in perpetuity, and to effectuate final closure of the cleanup effort; and

WHEREAS, the area of potential contamination extends beyond the Property boundary and encompasses the area described herein; and

WHEREAS, due to the potential existence of small amounts of remaining contaminant, and in the interest of the public's health, safety and welfare, the County deems it in its best interest, under its home rule authority, to adopt restrictive institutional controls in the form of a local ordinance codified in the Seminole County Code by creating the Rolling Hills Groundwater Monitoring District to encompass the Site; and

WHEREAS, the Board of County Commissioners have reviewed the Ordinance and supporting materials and have determined that adoption of this Ordinance is in the best interest of the health, safety and welfare of the public.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA:

Section 1. Incorporation of Recitals. The above recitals are incorporated herein by reference and form an integral part of the Ordinance.

Section 2. Short Title. This Ordinance shall be known and referred to as Rolling Hills Groundwater Monitoring District Ordinance.

Section 3. Intent and Purpose. The intent and purpose of this Ordinance is to amend the Seminole County Code to establish the Rolling Hills Groundwater Monitoring District.

Section 4. Chapter 270, Part 13 of the Seminole County Code is hereby amended to add the following Section:

Sec. 270.475.

(a) The Rolling Hills Groundwater Monitoring District is hereby established over the following described property, hereinafter referred to as the "Site":

DESCRIPTION: A PORTION OF SANLANDO SPRINGS, TRACT NO. 32, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 18, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA AND SANLANDO SPRINGS, TRACT NO. 57, ACCORDING TO THE PLAT

THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 34, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, ALL LYING IN SECTIONS 2 AND 11, TOWNSHIP 21 SOUTH, RANGE 29 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 22A, SANLANDO SPRINGS, TRACT NO. 32, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 18, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA ; THENCE S 89°53'04" W, ALONG THE NORTH RIGHT OF WAY LINE OF NORTH STREET, AS SHOWN ON SAID PLAT OF SANLANDO SPRINGS TRACT NO. 32, A DISTANCE OF 300.62 FEET TO THE SOUTHWEST CORNER OF LOT 26 OF SAID PLAT OF SANLANDO SPRINGS TRACT NO. 32; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE S 67°09'22" W, A DISTANCE OF 129.41 FEET, TO THE SOUTH RIGHT OF WAY LINE OF NORTH STREET, AS SHOWN ON THE PLAT OF SANLANDO SPRINGS, TRACT NO. 57, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 34, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, SAID POINT BEING THE NORTHEAST CORNER OF LOT 3 OF SAID PLAT OF SANLANDO SPRINGS TRACT NO. 57; THENCE S 89°53'04" W, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 172.69 FEET ; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE N 28°04'56" W, A DISTANCE OF 114.39 FEET; THENCE N 0°00'00" W, A DISTANCE OF 9.26 FEET TO THE EASTERLY RIGHT OF WAY LINE OF GOLFVIEW DRIVE, AS SHOWN ON AFORESAID PLAT OF SANLANDO SPRINGS TRACT NO. 32; THENCE S 90°00'00" E, A DISTANCE OF 111.52 FEET; THENCE N 39°38'28" E, A DISTANCE OF 78.26 FEET; THENCE N 5°59'40" E, A DISTANCE OF 220.19 FEET; THENCE S 90°00'00" E, A DISTANCE OF 137.53 FEET, TO THE EASTERLY RIGHT OF WAY LINE OF BLACKWOOD AVENUE, AS SHOWN ON SAID PLAT OF SANLANDO SPRINGS TRACT NO. 32, SAID POINT BEING THE NORTHWEST CORNER OF LOT 32, OF SAID PLAT OF SANLANDO SPRINGS TRACT NO. 32,; THENCE S 15°05'07" W, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 103.03 FEET, TO THE NORTHWEST CORNER OF LOT 30, OF SAID PLAT OF SANLANDO SPRINGS TRACT NO. 32; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE N 89°44'23" E, ALONG THE NORTH LINE OF LOTS 30 AND 21, OF SAID PLAT OF SANLANDO SPRINGS TRACT NO. 32, A DISTANCE OF 351.27 FEET TO THE NORTHEAST CORNER OF SAID LOT 21, SAID POINT BEING ON THE WEST RIGHT OF WAY LINE OF PRESSVIEW AVENUE AS SHOWN ON SAID PLAT OF SANLANDO SPRINGS TRACT NO. 32; THENCE S0°00'10" W, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 240.34 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.47 ACRES MORE OR LESS.

(b) Groundwater Use Restrictions. As required by the Florida Department of

Environmental Protection ("FDEP"), the following state mandated regulatory procedures are imposed on the Site:

(1) Monitoring Wells. Monitoring wells to be installed must be pre-approved in writing by the FDEP's Division of Waste Management ("DWM") and any other authorizations required by FDEP's Division of Water Resource Management and the St. Johns River Water Management District ("SJRWMD").

(2) Groundwater Wells. Groundwater wells to be installed are required to submit a plan, signed and sealed by a Florida-registered professional engineer or Florida-registered professional geologist to address and ensure that exposure to contaminated groundwater is mitigated. The plan will rely on this professional certification for demonstrating compliance with the restrictions contained herein. The plan must be submitted to DWM for approval prior to being provided to the County. The plan must include well location, drilling method, casing depth, total depth, proposed maximum daily flow rate and volume, and a technical evaluation (including calculations, fate and transport modeling, as applicable) to demonstrate that the proposed groundwater extraction will not cause the spread or migration of contaminated groundwater and that receptors will not be exposed as a result of contaminant migration. The plan shall also outline the procedures for proper characterization, handling and disposal of any contaminated media encountered during installation. A location map of any altered, modified, expanded, or constructed groundwater well located at the Site must be recorded in the Official Records of Seminole County, Florida. A copy of all permits obtained for the installation of groundwater wells at the Site must be provided along with the plan submitted to DWM. DEP will rely on the plan to ensure that there is no exposure to contaminated groundwater entering into new or expanded groundwater wells resulting in risk to human health, public safety or the environment. In addition to the requirement

to submit a certified plan to DWM, all proposed groundwater wells must obtain any authorizations that may be required by DEP's Division of Water Resource Management, the SJRWMD, or other federal, state, or local laws and regulations that may apply to this activity.

(3) Dewatering. Pursuant to Rule 62-621.300, F.A.C., as may be amended, dewatering activities proposed on the Site must submit a plan signed and sealed by a Florida-registered professional engineer or Florida-registered professional geologist to DWM. The plan will rely on this professional certification for demonstrating compliance with the restrictions contained in this subsection. The plan must address and ensure the appropriate handling, treatment and disposal of any extracted groundwater. The plan must include the location(s) of the dewatering activity and effluent disposal area(s) relative to known areas of groundwater contamination, proposed flow rates, duration, volume, estimated drawdown, (based upon design calculations), a technical evaluation demonstrating that the dewatering will not cause the migration of contamination and procedures for proper characterization, treatment and handling of any contaminated groundwater that may be encountered during dewatering. A copy of all permits obtained from the County for the implementation of dewatering must be provided along with the plan submitted to DWM. DEP will rely on this Ordinance, Rule 62-621.300, F.A.C. and the signed and sealed dewatering plan as the institutional controls to ensure that no exposure to contaminated groundwater resulting in risk to human health, public safety or the environment will occur due to dewatering activities on the Site. In addition to the requirement to submit a certified plan to DWM, all proposed dewatering activities must obtain any authorizations that may be required by DEP's Division of Water Resource Management, the SJRWMD, the County, or other federal, state, or local laws and regulations that may apply to this activity.

(4) Stormwater Facilities. Currently there are no known stormwater swales, stormwater detention or retention facilities, or ditches on the Site. If stormwater facilities must be constructed, modified, altered or expanded, a plan signed and sealed by a Florida-registered professional engineer, or a Florida-registered professional geologist must be submitted to DWM in addition to any authorizations required by DEP's Division of Water Resource Management, the SJRWMD, and the County. The plan must include the feature location, construction and design specifications relative to known areas of soil and groundwater contamination, and a technical evaluation (including calculations, fate and transport modeling, as applicable) to demonstrate that the new stormwater facilities will not cause the migration of contamination. The plan shall also outline the procedures for proper characterization, handling and disposal of any contaminated media that may be encountered during construction, modification, alteration, or expansion of stormwater facilities.

Section 5. Conflicts. This Ordinance shall control over any County ordinances or parts of ordinances in conflict herewith.

Section 6. Codification. It is the intention of the Board of County Commissioners that the provisions of this Ordinance will become and be made a part of the Seminole County Code of Ordinances, and that the word "ordinance" may be changed to "section", "article", or other appropriate word or phrase and the sections of this Ordinance may be renumbered or re-lettered to accomplish such intention; providing, however, that Sections 5, 6, 7 and 8 of this Ordinance shall not be codified.

Section 7. Severability. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, it is the intent of the Board of County Commissioners that such invalidity will not affect other provisions or applications of this Ordinance which can be

given effect without the invalid provision or application and, to this end, the provisions of this Ordinance are declared severable.

Section 8. Effective date. This Ordinance will take effect upon filing a copy of this Ordinance with the Department of State by the Clerk to the Board of County Commissioners.

BE IT ORDAINED by the Board of County Commissioners of Seminole County, this _____ day of _____, 2026.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

GRANT MALOY
Clerk to the Board of
County Commissioners of
Seminole County, Florida

ANDRIA HERR, Chairman

NJB
12/19/25
T:\Users\nborkert\Parks and Rec\Rolling Hills\Ordinance\Rolling Hills Groundwater Monitoring District Ordinance FINAL 12.19.25.docx

Topic: Code of Ordinances Establishing – Chapter 270, Part 13 Section 270.475 Implementing The Rolling Hills Groundwater Monitoring District

In accordance with Section 2.2.D of the Seminole County Home Rule Charter, before the enactment of a proposed ordinance or resolution on a legislative action, the Board of County Commissioners shall prepare or cause to be prepared an economic impact estimate. Similarly, Section 125.66(3)(c), F.S., requires that before the enactment of a proposed ordinance, the County must prepare a business impact estimate in accordance with this subsection.

Describe Project/Proposal, including the Public Purpose. (Must be completed for all legislative actions by ordinance or resolution)

- Summary of proposed ordinance or resolution.

- Statement of the public purpose to be served by the proposed ordinance, such as serving the public health, safety, morals, and welfare of the county. (Section 125.66(3)(a)1., F.S.)

The proposed ordinance establishes Chapter 270 Part 13, Section 270.475 of the Seminole County Code to Implement the Rolling Hills Groundwater Monitoring District. The ordinance establishes the Rolling Hills Groundwater Monitoring District and includes groundwater use restrictions for non-source properties as required by the Florida Department of Environmental Protection to close out the Rolling Hills GC remediation. This ordinance is in compliance with state law and serves the public purpose of protecting the health, safety and welfare of the citizens of Seminole County

Question 1: **Does the proposed legislative action have an economic cost to the public or taxpayers of Seminole County? (Seminole County Home Rule Charter Section 2.2.D.)**

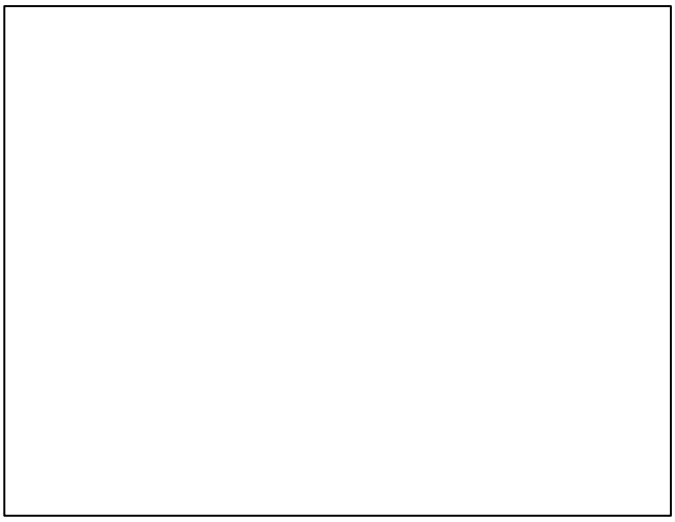
- ☐ Yes.
- ☑ No.

Question 2: **This question only applies to ordinances: Does the subject matter or purpose of the proposed ordinance fall into any of the following categories? Please check all that apply (Section 125.66(3)(c), F.S.):**

- ☑ Required for compliance with Federal or State law or regulation;
- ☐ Relates to the issuance or refinancing of debt;
- ☐ Relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ Required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant, or other financial assistance accepted by the local government;
- ☐ Is an emergency ordinance;
- ☐ Relates to procurement; or
- ☐ Is being enacted to implement the following:
    a. Development orders and development permits, as those terms are defined in s. 163.3164, F.S. and development agreements, as authorized by the Florida Local Government Development Agreement Act under ss. 163.3220-163.3243, F.S.;
    b. Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the county;
    c. Sections 190.005 and 190.046, F.S., regarding community development districts;
    d. Section 553.73, F.S. relating to the Florida Building Code; or
    e. Section 633.202, F.S. relating to the Florida Fire Prevention Code.

If you answered NO to Question 1 and checked any boxes in Question 2 then STOP, this form is now complete.
If you answered YES to Question 1 and checked any boxes in Question 2 then complete Question 3.
If you answered YES to Question 1 and did not check boxes in Question 2 then complete Questions 3-5.

Question 3: **What are the potential direct economic impacts (i.e. estimated costs/revenues to County, property owners, taxpayers, etc.) and indirect economic impacts (i.e. perceived positive/negative impacts on property values, etc.) of implementing the ordinance or resolution? (Seminole County Administrative Code Section 2.20)**
Question 4**: What is the estimated direct economic impact of the proposed ordinance on private, for profit businesses in the County, including the following, if any (Section 125.66(3)(a)2., F.S.):** ○ **An estimate of direct compliance costs that businesses may reasonably incur if the proposed ordinance is enacted.** ○ **Identification of any new charge or fee on businesses subject to the proposed ordinance or for which businesses will be financially responsible.** **An estimate of the County's regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs.**
Question 5: **Provide a good faith estimate of the number of businesses likely to be impacted by the ordinance. (Section 125.66(3)(a)3., F.S.):**



This instrument prepared by:
Seminole County Attorney's Office
1101 E. First Street
Sanford, FL 32771-1468

DECLARATION OF RESTRICTIVE COVENANT

THIS DECLARATION OF RESTRICTIVE COVENANT (hereinafter "Declaration") is made by *Seminole County, Florida* (hereinafter "GRANTOR") and the Florida Department of Environmental Protection (hereinafter "DEP"). This Declaration, made pursuant to either Chapter 376 or 403, Florida Statutes (F.S.), is neither extinguished nor affected by the Marketable Record Title Act in accordance with section 712.03, F.S.

RECITALS

A. GRANTOR' Seminole County, Florida is the fee simple owner of that certain real property situated in the County of Seminole, State of Florida, more particularly described in Exhibit "A" attached hereto and made a part hereof (hereinafter the "Property").

B. The DEP Facility or ERIC Identification Number for the Property is ERIC_11208. The facility name at the time of this Declaration is Former Rolling Hills Golf Course.

C. The discharge of arsenic and dieldrin on the Property is documented in the following reports that are incorporated by reference:

1. Limited Site Assessment Report dated May 12, 2017, submitted by E Sciences Incorporated;
2. Limited Site Assessment Report Addendum 2 and Remedial Action Plan dated November 17, 2017, submitted by E Sciences Incorporated:
3. Limited Site Assessment Report Addendum 3 and Remedial Action Plan Modification, dated May 18, 2018, submitted by E Sciences Incorporated;
4. Interim Remedial Action Plan Implementation, dated February 22, 2019, submitted by E Sciences Incorporated;
5. As-Built Survey Post Excavation Survey Rolling Hills Golf Course dated January 09, 2019, submitted by Survtech Solutions, Inc;
6. Engineering Control Maintenance Plan dated February 18, 2019, submitted by E Sciences Incorporated; and
7. Florida Department of Environmental Protection correspondence dated June 25, 2019.

D. The reports noted in Recital C set forth the nature and extent of the contamination that is located on the Property. These reports confirm that contaminated soil and groundwater, as defined by Chapter 62-780, Florida Administrative Code (F.A.C.) exist on the Property. The criteria for direct exposure of contamination in the soil was based on an average soil contaminant concentration calculated using the 95% Upper Confidence Level with a site-specific cleanup target level for arsenic of 5.5 mg/kg and dieldrin of 120 µg/kg. This Declaration imposes restrictions on the Property in the area of soil contamination.

E. It is GRANTOR's and DEP's intent that the restrictions in this Declaration reduce or eliminate the risk of exposure of users or occupants of the Property and the environment to the contaminants and to reduce or eliminate the threat of migration of the contaminants.

F. DEP has agreed to issue a Conditional Site Rehabilitation Completion Order (hereinafter "Order") upon recordation of this Declaration and upon establishment of institutional controls through Seminole County Ordinance 2025-XX on the adjacent parcel(s) known as: 499 Blackwood Ave Longwood Fl 32750; 500 S Pressview Ave Longwood Fl 32750; 501 Blackwood Ave Longwood Fl 32750; 1810 North St Longwood Fl 32750; and 504 S Pressview Ave Longwood Fl 32750, that together compose the contaminated site. DEP can unilaterally revoke the Order if the conditions of this Declaration or the Order are not met. Additionally, if concentrations of arsenic and dieldrin increase above the levels in the Order, or if a subsequent discharge occurs at the Property, DEP may require site rehabilitation to reduce concentrations of contamination to the levels allowed by the applicable DEP rules. The Order can be obtained by contacting the appropriate DEP district office or Tallahassee program area.

G. GRANTOR deems it desirable and in the best interest of all present and future

owners of the Property that an Order be obtained and that the Property be held subject to certain restrictions and engineering controls, all of which are more particularly hereinafter set forth.

NOW, THEREFORE, to induce DEP to issue the Order and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by each of the undersigned parties, GRANTOR agrees as follows

1. The foregoing recitals are true and correct and are incorporated herein by reference.

2. GRANTOR hereby imposes the following restrictions and requirements:

a. Groundwater Use. There are restrictions on use of the groundwater under the Property. Any monitoring wells installed on the Property shall be pre-approved in writing by DEP's Division of Waste Management (DWM) in addition to any authorizations required by the Division of Water Resource Management (DWRM) and the Water Management District (WMD).

For any other groundwater wells to be installed on the Property, a plan signed and sealed by a Florida-registered professional engineer or Florida-registered professional geologist to address and ensure there will be no exposure to contaminated groundwater must be submitted to the DEP's DWM. The plan must include the well location, drilling method, casing depth, total depth, proposed maximum daily flow rate and volume, and a technical evaluation (including calculations, fate and transport modeling, as applicable) to demonstrate that the proposed groundwater extraction will not cause the spread or migration of contaminated groundwater and that receptors will not be exposed as a result of contaminant migration. The plan shall also outline the procedures for proper characterization, handling and disposal of any contaminated media encountered during installation. DEP's DWM will keep the plan in the site file as documentation of site conditions and will rely on this professional certification for demonstrating compliance with this restriction. A revised exhibit must be amended to the Declaration and recorded when any groundwater well is altered, modified, expanded, or constructed. The GRANTOR is advised that other federal, state, or local laws and regulations may apply to this activity. A copy of all permits obtained for the installation of groundwater wells at the Property must be provided along with the plan submitted to DEP's DWM. DEP will rely on this Declaration and certified plan to construct new or modify existing groundwater wells to ensure that there is no exposure to contaminated groundwater entering into new or expanded groundwater wells resulting in risk to human health, public safety or the environment due to the contaminated site. Construction of groundwater wells on the Property could destabilize the groundwater plume or increase potential for exposure to contaminants resulting in risk to human health, public safety, or the environment. For this reason, if GRANTOR seeks to construct groundwater wells on the Property, GRANTOR shall submit the certified plan to DEP DWM in addition to obtaining any authorizations that may be required by DEP DWRM, the WMD, or other federal, state, or local laws and regulations that may apply to this activity. Unless it is demonstrated that the cleanup criteria under subsection 62-780.680(1),

F.A.C., have been achieved, DEP, in addition to other remedies available under law, may institute proceedings to revoke this Declaration and the Order and require the proper abandonment of the wells and the resumption of site rehabilitation activities if any such groundwater wells are constructed or commenced without submittal of a certified plan.

b. Dewatering. For any dewatering activities on the Property, a plan signed and sealed by a Florida-registered professional engineer or Florida-registered professional geologist to address and ensure the appropriate handling, treatment and disposal of any extracted groundwater that may be contaminated must be submitted to DEP's DWM. The plan must include the location(s) of the dewatering activity and the effluent disposal area(s) relative to known areas of groundwater contamination, proposed flow rates, duration, volume, estimated drawdown, (based upon design calculations), a technical evaluation demonstrating that the dewatering will not cause the migration of contamination and procedures for proper characterization, treatment and handling of any contaminated groundwater that may be encountered during dewatering. DEP's DWM will keep the plan in the site file as documentation of site conditions and will rely on this professional certification for demonstrating compliance with this restriction. The GRANTOR is advised that other federal, state, or local laws and regulations may apply to this activity. A copy of all permits obtained for the implementation of dewatering must be provided along with the plan submitted to DEP's DWM. DEP will rely on this Declaration, Rule 62-621.300, F.A.C., and the guidance incorporated therein, and the signed and sealed dewatering plan as the institutional controls to ensure that no exposure to contaminated groundwater resulting in risk to human health, public safety or the environment will occur due to dewatering activities on the contaminated site. Rule 62-621.300, F.A.C., requires a permit when conducting dewatering in the area of a contaminated site. For this reason, if GRANTOR seeks to conduct dewatering on the Property, GRANTOR shall submit the signed and sealed plan to DEP DWM in addition to obtaining any authorizations that may be required by DEP DWRM, the WMD, or other federal, state, or local laws and regulations that may apply to this activity. The dewatering plan must ensure the appropriate handling, treatment, and disposal of any extracted groundwater that may be contaminated to avoid adversely impacting or increasing the potential for exposure to contaminants resulting in risk to human health, public safety or the environment. Unless it is demonstrated that the cleanup criteria under subsection 62-780.680(1), F.A.C., have been achieved, DEP, in addition to other remedies available under law, may institute proceedings to revoke this Declaration and the Order and require the resumption of site rehabilitation activities if any dewatering activities are commenced without submittal of a signed and sealed plan.

c. Stormwater Features. Currently, there are existing stormwater features, the existence of which has been determined to not adversely affect the remaining contamination. Attached as Exhibit B, and incorporated by reference herein, is a Survey identifying the size and location of existing stormwater swales, stormwater detention or retention facilities, and ditches on the Property. Such existing stormwater features shall not be altered, modified or expanded, and there shall be no construction of new stormwater swales, stormwater detention or retention

facilities or ditches on the Property.

If stormwater features must be constructed, modified, altered or expanded, a plan signed and sealed by a Florida-registered professional engineer, or a Florida-registered professional geologist must be submitted to DEP's DWM in addition to any authorizations required by the DWRM and the WMD. The plan must include the feature location, construction and design specifications relative to known areas of soil and groundwater contamination, and a technical evaluation (including calculations, fate and transport modeling, as applicable) to demonstrate that the new stormwater features will not cause the migration of contamination. The plan shall also outline the procedures for proper characterization, handling and disposal of any contaminated media that may be encountered during construction. DEP's DWM will keep the plan in the site file as documentation of site conditions and will rely on this professional certification for demonstrating compliance with this restriction. The GRANTOR is advised that other federal, state, or local laws and regulations may apply to this activity. A copy of all permits obtained for the implementation of dewatering must be provided along with the plan submitted to DEP's DWM. A revised exhibit must be amended to the Declaration and recorded when any stormwater feature is altered, modified, expanded, or constructed. DEP will rely on this Declaration and certified plan to construct new or modify existing stormwater features to ensure that there is no exposure to contaminated groundwater entering into new or expanded stormwater features resulting in risk to human health, public safety or the environment due to the contaminated site. Construction of stormwater swales, stormwater detention or retention features, or ditches on the Property could destabilize the groundwater plume or increase potential for exposure to contaminants resulting in risk to human health, public safety, or the environment. For this reason, if GRANTOR seeks to construct stormwater features on the Property, GRANTOR shall submit the certified plan to DEP DWM in addition to obtaining any authorizations that may be required by DEP DWRM, the WMD, or other federal, state, or local laws and regulations that may apply to this activity. Unless it is demonstrated that the cleanup criteria under subsection 62-780.680(1), F.A.C., have been achieved, DEP, in addition to other remedies available under law, may institute proceedings to revoke this Declaration and the Conditional Site Rehabilitation Completion Order and require the resumption of site rehabilitation activities if any such stormwater features are constructed or commenced without submittal of a certified plan.

d. Soil Engineering Controls. Areas R2, T2, T12, F18, F20, F3, F7, F13, F12, F9, F8, MA23, Exposure Unit 2, and the maintenance area as located on the Property and shown on Exhibit C shall be permanently covered and maintained with a minimum of two (2) feet of clean and uncontaminated soil that prevents human exposure (hereinafter referred to as the "Engineering Control"). An Engineering Control Maintenance Plan (ECMP) has been approved by DEP. The ECMP specifies the frequency of inspections and monitoring for the Engineering Control and the criteria for determining when the Engineering Control has failed. The Engineering Control shall be maintained in accordance with the ECMP. The ECMP may be amended upon the prior written consent of DEP. The ECMP, as amended, relating to DEP Facility No. ERIC_11208, can be obtained by contacting the appropriate DEP

district office or Tallahassee program area.

e. Excavation and Construction. Excavation and construction below the Engineering Control is not prohibited on the Property provided any contaminated soils that are excavated are either: 1) placed back into the excavation and the Engineering Controls are reconstructed or 2) are removed and properly disposed of pursuant to Chapter 62-780, F.A.C., and any other applicable local, state, and federal requirements. Nothing herein shall limit any other legal requirements regarding construction methods and precautions that must be taken to minimize risk of exposure while conducting work in contaminated areas.

f. Land Use Restrictions. Seminole County Ordinance 2019-37 (Exhibit D) rezoned the Property from R-1AA (Single Family Dwelling) to PLI (Public Lands and Institution). The PLI Zoning category can only be applied to lands owned or controlled by the public and cannot be applied to private lands.

g. Subdivision of Property. The criteria for direct exposure of contamination in the soil was based upon an average soil contaminant concentration calculated using a 95% Upper Confidence Limit (UCL) approach with an exposure unit (EU) of one pursuant to Rule 62-780.680, F.A.C. Therefore, the Property may not be subdivided without prior written approval from DEP's DWM. A subsequent amendment to this Declaration shall be recorded on the Property in accordance with Paragraph 7.

3. All references to "GRANTOR" and "DEP" shall also mean and refer to their respective legal representatives, successors and assigns.

4. For the purpose of monitoring the restrictions contained herein, DEP is hereby granted a right of entry upon, over and through and access to the Property at reasonable times and with reasonable notice to GRANTOR. Access to the Property is available via an immediately adjacent public right-of-way.

5. It is the intention of GRANTOR that this Declaration shall touch and concern the Property, run with the land and with the title to the Property, and shall apply to and be binding upon and inure to the benefit of GRANTOR and DEP, and to any and all parties hereafter having any right, title or interest in the Property or any part thereof. DEP may enforce the terms and conditions of this Declaration by injunctive relief and other appropriate available legal remedies. Any forbearance on behalf of DEP to exercise its right in the event of the failure of GRANTOR to comply with the provisions of this Declaration shall not be deemed or construed to be a waiver of DEP's rights hereunder. This Declaration shall continue in perpetuity, unless otherwise modified in writing by GRANTOR and DEP as provided in paragraph 7 below. These restrictions may also be enforced in a court of competent jurisdiction by any other person, firm, corporation, or governmental agency that is substantially benefited by this Declaration. If GRANTOR does not or will not be able to comply with any or all of the provisions of this Declaration, GRANTOR shall notify DEP in writing within three (3) calendar days.

6. In order to provide notice and preserve these restrictions, GRANTOR shall record this Declaration in the official records of the county where the Property is located. The

GRANTOR shall also make specific reference to this Declaration in the legal description of the Property in any subsequent lease or deed of conveyance by specifically referencing the official records book and page of record or instrument number of record of this Declaration. Furthermore, prior to the entry into a landlord-tenant relationship with respect to the Property, GRANTOR agrees to notify in writing all proposed tenants of the Property of the existence and contents of this Declaration.

7. This Declaration is binding until a release is executed by the DEP Secretary (or designee) and is recorded in the public records of the county in which the land is located. To receive prior approval from DEP to remove or amend any requirement herein, cleanup target levels established pursuant to Florida Statutes and DEP rules must be achieved. This Declaration may be modified in writing only. Any subsequent amendment, including new or revised exhibits, must be executed by both GRANTOR and DEP and be recorded by GRANTOR as an amendment hereto.

8. If any provision of this Declaration is held to be invalid by any court of competent jurisdiction, the invalidity of that provision shall not affect the validity of any other provisions of the Declaration. All such other provisions shall continue unimpaired in full force and effect.

9. GRANTOR covenants and represents that on the date of execution of this Declaration that GRANTOR is seized of the Property in fee simple and has good right to create, establish, and impose this Declaration on the use of the Property.

---The remainder of this page is intentionally left blank.---

IN WITNESS WHEREOF, Seminole County, Board of County Commissioners has executed this instrument, this _____ day of ____, 20___.

GRANTOR
BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

_____
ANDRIA HERR Chairman
1101 E. First Street
Sanford, FL 32771-1468

Signed, sealed and delivered in the presence of:

Witness: _____ Date: _____
Print Name: _____
Mailing Address: _____
_____

Witness: _____ Date: _____
Print Name: _____
Mailing Address: _____
_____

STATE OF FLORIDA)

COUNTY OF SEMINOLE)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this_____ day of _____, 20 ____, by Jay Zembower as Chairman of the Seminole County Board of County Commissioners.

Personally Known _____ OR Produced Identification _____.
Type of Identification Produced _____.

_____
Signature of Notary Public

_____
Print Name of Notary Public
Commission No. _____
Commission Expires: _____

Approved as to form by the Florida Department of Environmental Protection, Office of General Counsel _____.

IN WITNESS WHEREOF, the Florida Department of Environmental Protection has executed this instrument, this _____ day of _____, 20____.

FLORIDA DEPARTMENT OF
ENVIRONMENTAL PROTECTION

_____
AARON WATKINS
Director of District Management
Department of Environmental Protection
Central District
3319 Maguire Boulevard, Suite 232
Orlando, Florida 32803-3767

Signed, sealed and delivered in the presence of:

Witness: _____ Date: _____
Print Name: _____
Mailing Address: _____
_____

Witness: _____ Date: _____
Print Name: _____
Mailing Address: _____
_____

STATE OF _____)
COUNTY OF _____)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this_____ day of _____, 20 _____, by _____ as representative for the Florida Department of Environmental Protection.

Personally Known _____ OR Produced Identification _____.
Type of Identification Produced _____.

_____
Signature of Notary Public

_____
Print Name of Notary Public
Commission No. _____
Commission Expires: _____

EXHIBIT "A"

LEGAL DESCRIPTION

TRACT NO. 6, SANLANDO SPRINGS, AS RECORDED IN PLAT BOOK 5, PAGE 53; TRACT NO. 11, SANLANDO SPRINGS, AS RECORDED IN PLAT BOOK 5, PAGE 48; TRACT NO. 12, SANLANDO SPRINGS, AS RECORDED IN PLAT BOOK 5, PAGE 59; TRACT NO. 14, SANLANDO SPRINGS, AS RECORDED IN PLAT BOOK 5, PAGE 58; TRACT NO. 25, SANLANDO SPRINGS, AS RECORDED IN PLAT BOOK 5, PAGE 45; TRACT NO. 26, SANLANDO SPRINGS, AS RECORDED IN PLAT BOOK 5, PAGE 17; TRACT NO. 31, SANLANDO SPRINGS, AS RECORDED IN PLAT BOOK 5, PAGE 15; TRACT NO. 32, SANLANDO SPRINGS, AS RECORDED IN PLAT BOOK 5, PAGE 18, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, SAID TRACTS BEING DESCRIBED RESPECTIVELY AS THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 29 EAST, AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 21 SOUTH, RANGE 29 EAST, OF THE UNITED STATES GENERAL LAND OFFICE SURVEYS.

AND

FROM THE SOUTHWEST CORNER OF LOT 3, BLOCK E, SANLANDO SPRINGS, TRACT NO. 31, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 15, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, RUN SOUTH ALONG THE EAST RIGHT OF WAY LINE OF RAYMOND AVENUE, 25.02 FEET TO THE CENTERLINE OF VACATED LENWOOD AVENUE; THENCE RUN NORTH 87° 45' 00", ALONG SAID CENTERLINE 106.68 FEET FOR A POINT OF BEGINNING, THENCE CONTINUE NORTH 87° 45' 00" EAST, 31.90 FEET; THENCE RUN NORTH 02° 15' 00" WEST, 25.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3; THENCE RUN NORTH 23° 06' 00" WEST, ALONG THE EAST LINE OF LOT 3, A DISTANCE OF 33.78 FEET; THENCE RUN SOUTH 02° 43' 00" EAST, 45.56 FEET; THENCE RUN SOUTH 87° 45' 00" WEST 20.25 FEET; THENCE RUN SOUTH 02° 15' 00" EAST, 11.00 FEET TO THE POINT OF BEGINNING.

AND

LOTS 12 AND 13, BLOCK C, TRACT 14, SANLANDO SPRINGS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 58, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. AND LOTS 10, 11, 12 AND 13, BLOCK "A", TRACT 25, SANLANDO SPRINGS, AS RECORDED IN PLAT BOOK 5, PAGE 45, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. TOGETHER WITH VACATED RIGHTS-OF-WAY BELONGING OR IN ANYWISE APPERTAINING TO ROLLING HILLS RESERVE, LLC.

LESS

BLOCKS A THROUGH G, INCLUSIVE OF AFORESAID TRACT NO. 6, SANLANDO SPRINGS; BLOCKS A THROUGH G, INCLUSIVE OF AFORESAID TRACT NO. 11, SANLANDO SPRINGS; BLOCKS A THROUGH H, INCLUSIVE OF AFORESAID TRACT NO. 12, SANLANDO SPRINGS; BLOCKS A THROUGH H, INCLUSIVE OF AFORESAID TRACT NO. 14, SANLANDO SPRINGS; BLOCKS A THROUGH E, INCLUSIVE OF AFORESAID TRACT NO. 25, SANLANDO SPRINGS; BLOCKS A THROUGH H, INCLUSIVE OF AFORESAID TRACT NO. 26, SANLANDO SPRINGS; BLOCKS A THROUGH E, INCLUSIVE OF AFORESAID TRACT NO. 31, SANLANDO SPRINGS; AND BLOCKS A THROUGH E, INCLUSIVE OF AFORESAID TRACT NO. 32, SANLANDO SPRINGS.

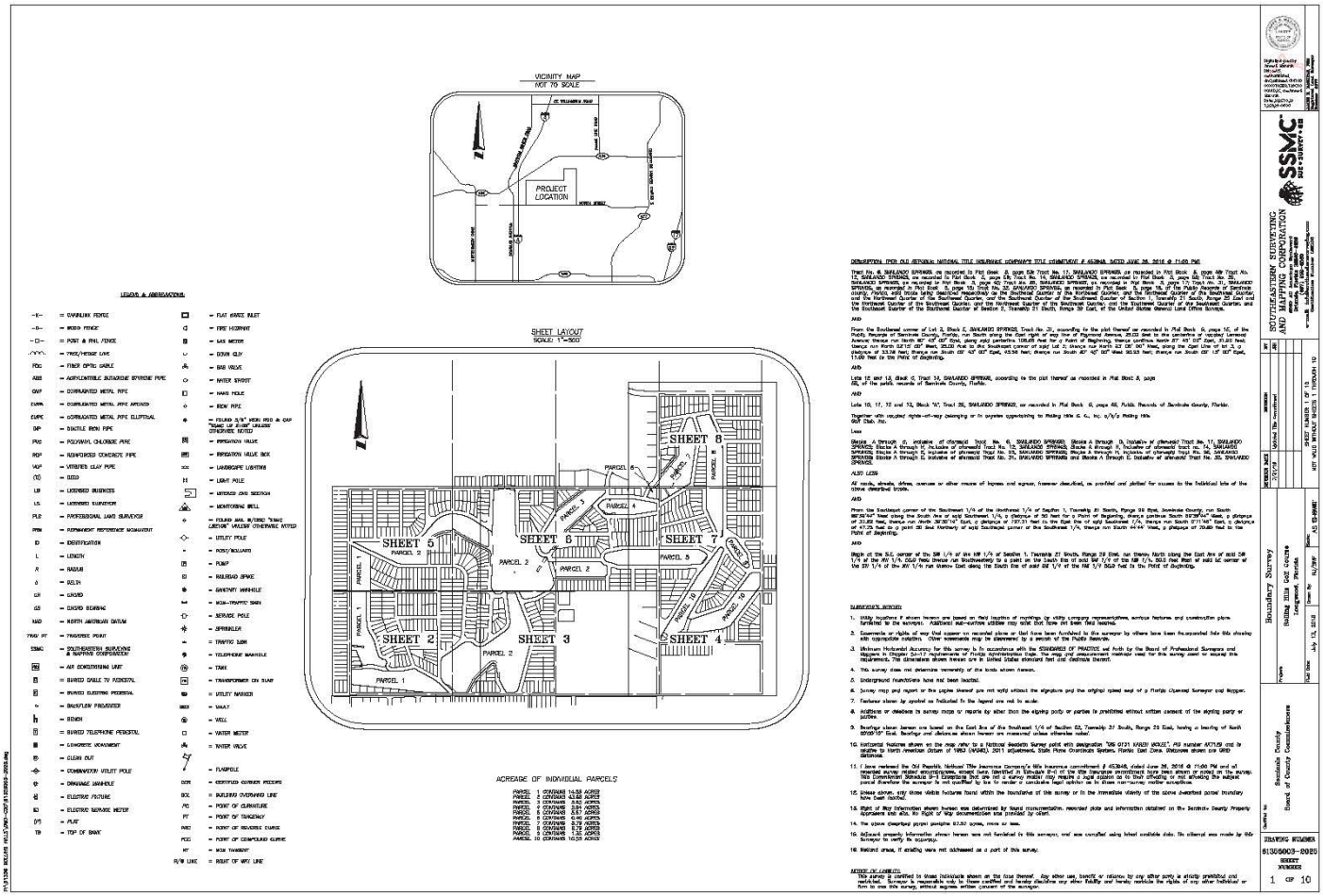
ALSO LESS

ALL ROADS, STREETS, DRIVES, AVENUES OR OTHER MEANS OF INGRESS AND EGRESS, HOWEVER DESCRIBED, AS PROVIDED AND PLATTED FOR ACCESS TO THE INDIVIDUAL LOTS OF THE ABOVE DESCRIBED TRACTS. AND FROM THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, RUN SOUTH 89°39'44" WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 50 FEET FOR A POINT OF BEGINNING, THENCE CONTINUE SOUTH 89°39'44" WEST, A DISTANCE OF 31.22 FEET, THENCE RUN NORTH 39°30'14" EAST, A DISTANCE OF 127.31 FEET TO THE EAST LINE OF SAID SOUTHWEST 1/4, THENCE RUN SOUTH 0°11'46" EAST, A DISTANCE OF 47.75 FEET TO A POINT 50 FEET NORTHERLY OF SAID SOUTHEAST CORNER OF THE SOUTHWEST 1/4, THENCE RUN SOUTH 44°44' WEST, A DISTANCE OF 70.80 FEET TO THE POINT OF BEGINNING.

AND

BEGIN AT THE S.E. CORNER OF THE SW 1/4 OF THE NW 1/4 OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 29 EAST, RUN THENCE NORTH ALONG THE EAST LINE OF SAID SW 1/4 OF THE NW 1/4, 50.0 FEET; THENCE RUN SOUTHWESTERLY TO A POINT ON THE SOUTH LINE OF SAID SW 1/4 OF THE NW 1/4, 50.0 FEET WEST OF SAID SE CORNER OF THE SW 1/4 OF THE NW 1/4; RUN THENCE EAST ALONG THE SOUTH LINE OF SAID SW 1/4 OF THE NW 1/4 50.0 FEET TO THE POINT OF BEGINNING.

EXHIBIT "B"



DESCRIPTION FROM OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY'S TITLE COMMITMENT # 453848, DATED JUNE 26, 2018 @ 11:00 PM:

Tract No. 6, SANLANDO SPRINGS, as recorded in Plat Book 2, page 52; Tract No. 17, SANLANDO SPRINGS, as recorded in Plat Book 2, page 48; Tract No. 18, SANLANDO SPRINGS, as recorded in Plat Book 2, page 49; Tract No. 14, SANLANDO SPRINGS, as recorded in Plat Book 2, page 52; Tract No. 30, SANLANDO SPRINGS, as recorded in Plat Book 2, page 52; Tract No. 31, SANLANDO SPRINGS, as recorded in Plat Book 2, page 52; Tract No. 32, SANLANDO SPRINGS, as recorded in Plat Book 2, page 52; Tract No. 33, SANLANDO SPRINGS, as recorded in Plat Book 2, page 52, all in the Public Records of Seminole County, Florida, said tracts being described respectively as the Southeast Quarter of the Northeast Quarter and the Northeast Quarter of the Southeast Quarter of Section 2, the Southeast Quarter of the Northeast Quarter, the Northeast Quarter of the Southeast Quarter, the Southeast Quarter of the Southeast Quarter, and the Northeast Quarter of the Southeast Quarter, and the Southeast Quarter of the Southeast Quarter of Section 2, Township 21 South, Range 30 East, of the United States General Land Office Surveys.

AND

From the Southeast corner of Lot 3, Block C, SANLANDO SPRINGS, Tract No. 31, according to the plat thereof as recorded in Plat Book 2, page 52, of the Public Records of Seminole County, Florida, run South along the East right of way line of Raymond Avenue, 25.00 feet to the centerline of vacated Lernwood Avenue; thence run North 90° 00' 00" East, along said centerline, 1108.65 feet for a Point of Beginning; thence continue North 89° 59' 00" East, 21.00 feet; thence run North 52°10' 00" West, 25.00 feet to the Southeast corner of said Lot 3; thence run North 52° 08' 00" West, along the East line of Lot 3, a distance of 53.58 feet; thence run South 00° 10' 00" East, 43.56 feet; thence run South 40° 42' 00" West 30.53 feet; thence run South 00° 10' 00" East, 11.00 feet to the Point of Beginning.

AND

Lots 15 and 16, Block C, Tract 34, SANLANDO SPRINGS, according to the plat thereof as recorded in Plat Book 2, page 52, of the public records of Seminole County, Florida.

AND

Lots 10, 11, 12 and 13, Block "A", Tract 35, SANLANDO SPRINGS, as recorded in Plat Book 2, page 48, Public Records of Seminole County, Florida.

Together with vacated right-of-way pertaining or in anyway appertaining to Maling Lots 6, 14, Inc. a/k/a Maling Ln. Golf Club, Inc.

Less

Blocks A through G, inclusive of aforesaid Tract No. 6, SANLANDO SPRINGS; Blocks A through D, inclusive of aforesaid Tract No. 17, SANLANDO SPRINGS; Blocks A through E, inclusive of aforesaid Tract No. 18, SANLANDO SPRINGS; Blocks A through G, inclusive of aforesaid Tract No. 14, SANLANDO SPRINGS; Blocks A through E, inclusive of aforesaid Tract No. 30, SANLANDO SPRINGS; Blocks A through H, inclusive of aforesaid Tract No. 32, SANLANDO SPRINGS; Blocks A through H, inclusive of aforesaid Tract No. 33, SANLANDO SPRINGS; and Blocks A through E, inclusive of aforesaid Tract No. 31, SANLANDO SPRINGS.

ALSO LESS

All roads, streets, drives, avenues or other means of ingress and egress, however described, as provided and platted for access to the Subdivisional lots of the above described tracts.

AND

From the Northeast corner of the Southwest 1/4 of the Northwest 1/4 of Section 1, Township 21 South, Range 29 East, Seminole County, run South 89°59'40" West along the South line of said Southwest 1/4, a distance of 50 feet for a Point of Beginning; thence continue South 89°59'40" West, a distance of 31.80 feet; thence run North 28°30'14" East, a distance of 797.31 feet to the East line of said Southwest 1/4; thence run South 0°11'40" East, a distance of 47.76 feet to a point 50 feet Northerly of said Southeast corner of the Southwest 1/4; thence run South 44°44' West, a distance of 70.65 feet to the Point of Beginning.

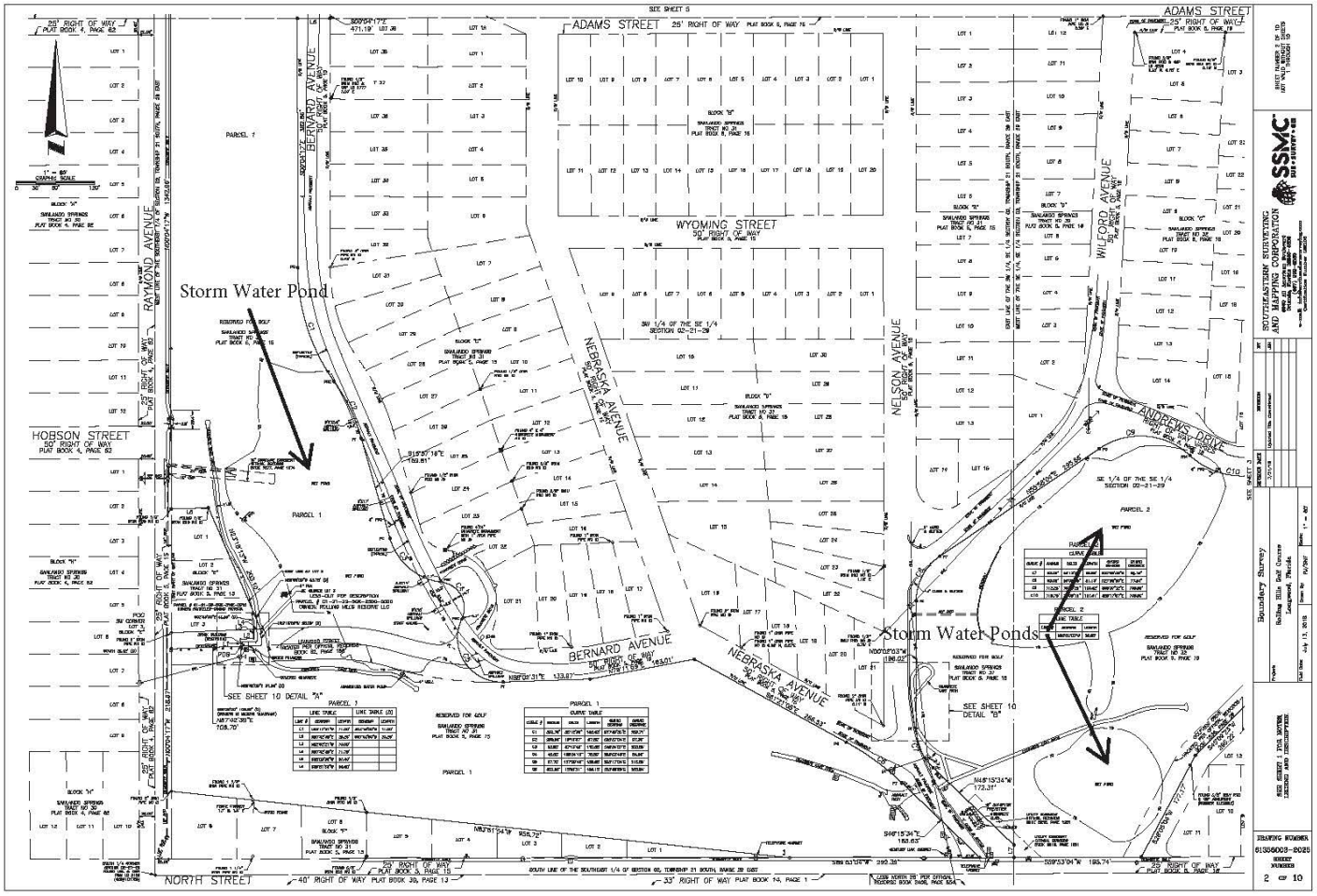
AND

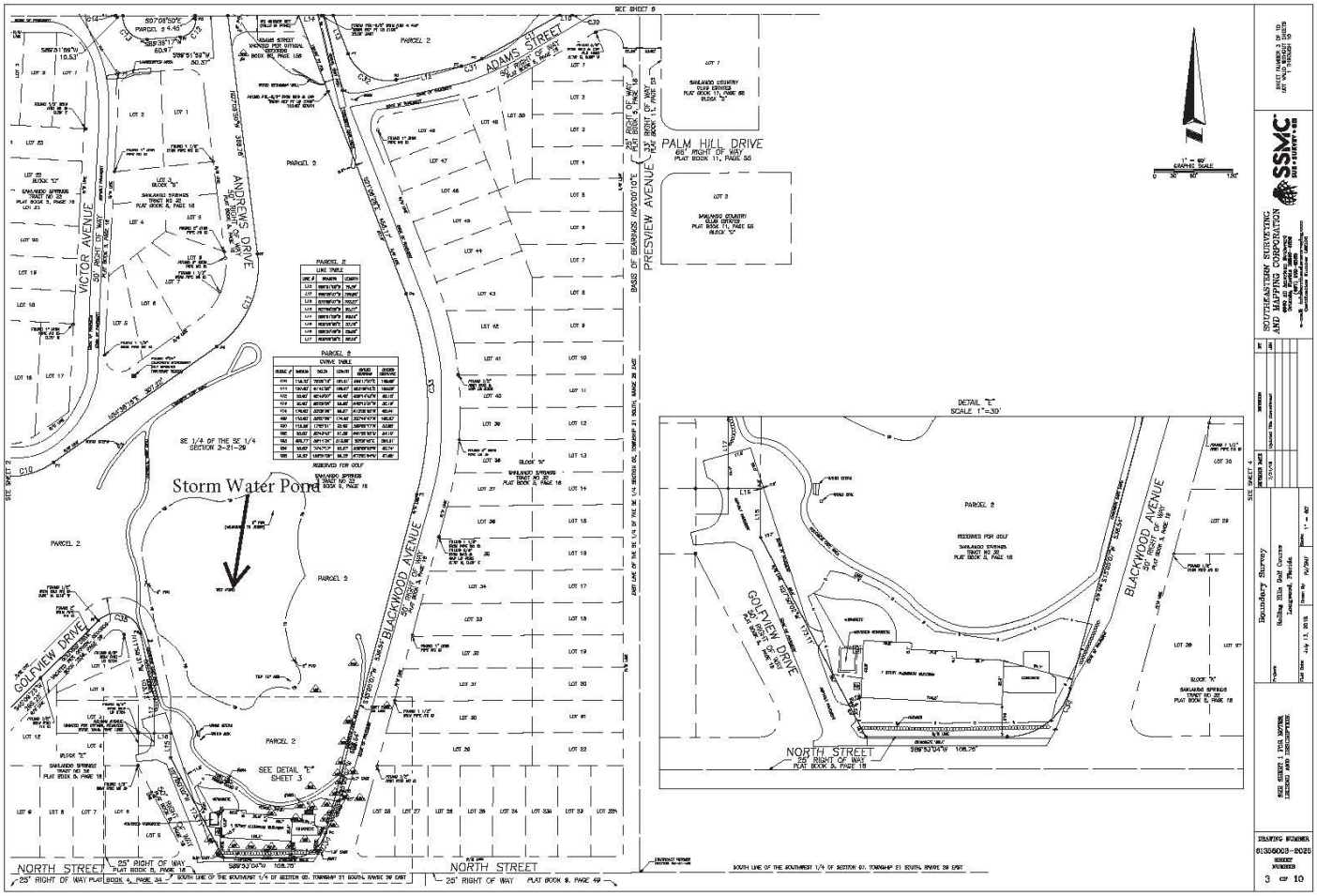
Begin at the S.E. corner of the SW 1/4 of the NW 1/4 of Section 1, Township 21 South, Range 29 East, run thence North along the East line of said SW 1/4 of the NW 1/4, 250.0 feet; thence run Southwesterly to a point on the South line of said SW 1/4 of the NW 1/4, 300.0 feet West of said SE corner of the SW 1/4 of the NW 1/4; run thence East along the South line of said SW 1/4 of the NW 1/4, 300.0 feet to the Point of Beginning.

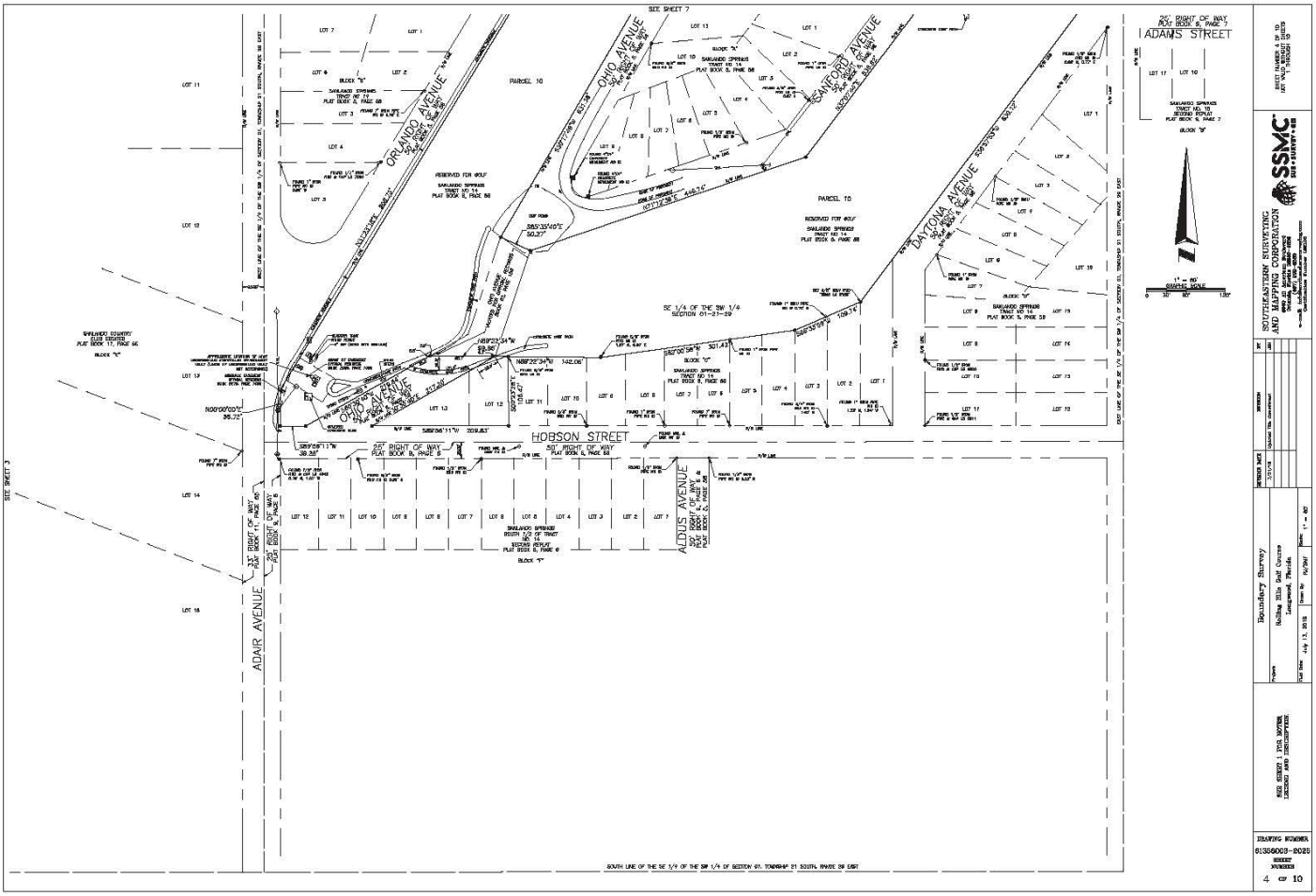
SURVEYOR'S NOTES:

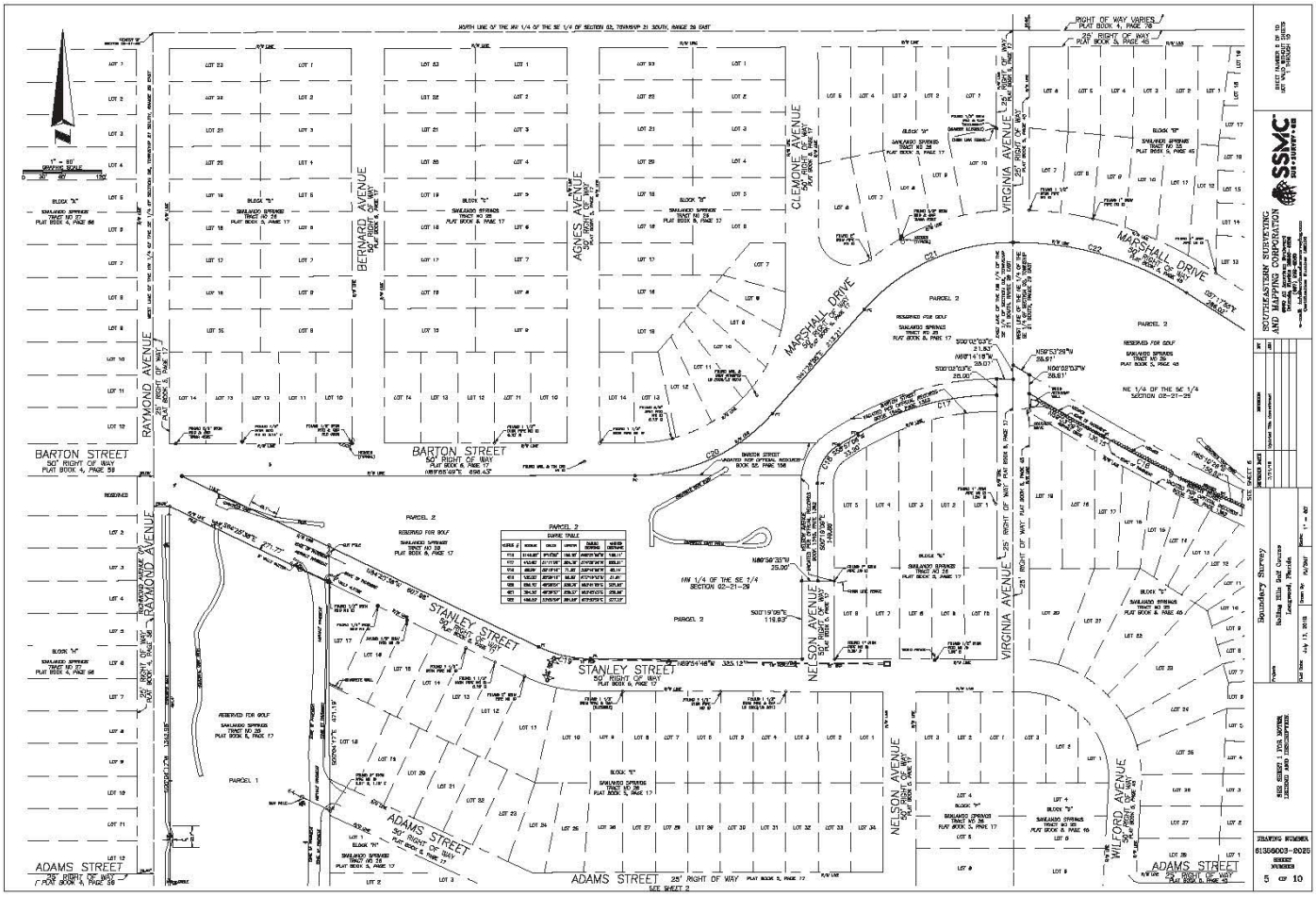
1. Utility locations if shown hereon are based on field location of markings by utility company representatives, surface features and construction plans furnished to the surveyor. Additional sub-surface utilities may exist that have not been field located.
2. Easements or rights of way that appear on recorded plans or that have been furnished to the surveyor by others have been incorporated into this drawing with appropriate notation. Other easements may be discovered by a search of the Public Records.
3. Minimum Horizontal Accuracy for this survey is in accordance with the STANDARDS OF PRACTICE set forth by the Board of Professional Surveyors and Mappers in Chapter 5J-17.051, Florida Administrative Code. Minimum Vertical Accuracy for this survey does not require a vertical control monitor need for this survey point or exceed this requirements. The dimensions shown hereon are in United States standard feet (us) decimal format.
4. This survey does not determine ownership of the lands shown hereon.
5. Underground foundations have not been located.
6. Survey map and report or the pages thereof are not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.
7. Features shown by symbol as indicated in the legend are not to scale.
8. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
9. Bearings shown hereon are based on the East line of the Southwest 1/4 of Section 02, Township 21 South, Range 29 East, having a bearing of North 00°09'05" East. Bearings and distances shown hereon are measured unless otherwise noted.
10. Horizontal features shown on the map refer to a National Geodetic Survey point with designation "DG 0121 KINGS MOUND," PID number AC7159 and is relative to North American Datum of 1983 (NAD83), 2011 adjustment, State Plane Coordinate System, Florida East Zone. Distances shown are GRID distances.
11. I have reviewed the Old Republic National Title Insurance Company's title insurance commitment # 453848, dated June 26, 2018 @ 11:00 PM and all recorded survey related encumbrances, except items identified in Schedule B-II of the title insurance commitment have been shown or noted on the survey. The Commitment Schedule B-II Exceptions that are not a survey matter may require a legal opinion as to their affecting or not affecting the subject parcel therefore the surveyor is not qualified by law to render a conclusive legal opinion as to shown non-survey matter exceptions.
12. Those above, only those visible features found within the boundaries of this survey or in the immediate vicinity of the above described parcel boundary have been located.
13. Right of Way information shown hereon was determined by found monumentation, recorded plats and information obtained on the Seminole County Property Appraisers web site. No Right of Way documentation was provided by client.
14. The above described parcel contains 87.52 acres, more or less.
15. Adjacent property information shown hereon was not furnished to this surveyor, and was compiled using listed available data. No attempt was made by this Surveyor to verify its accuracy.
16. Wetland areas, if existing were not addressed as a part of this survey.

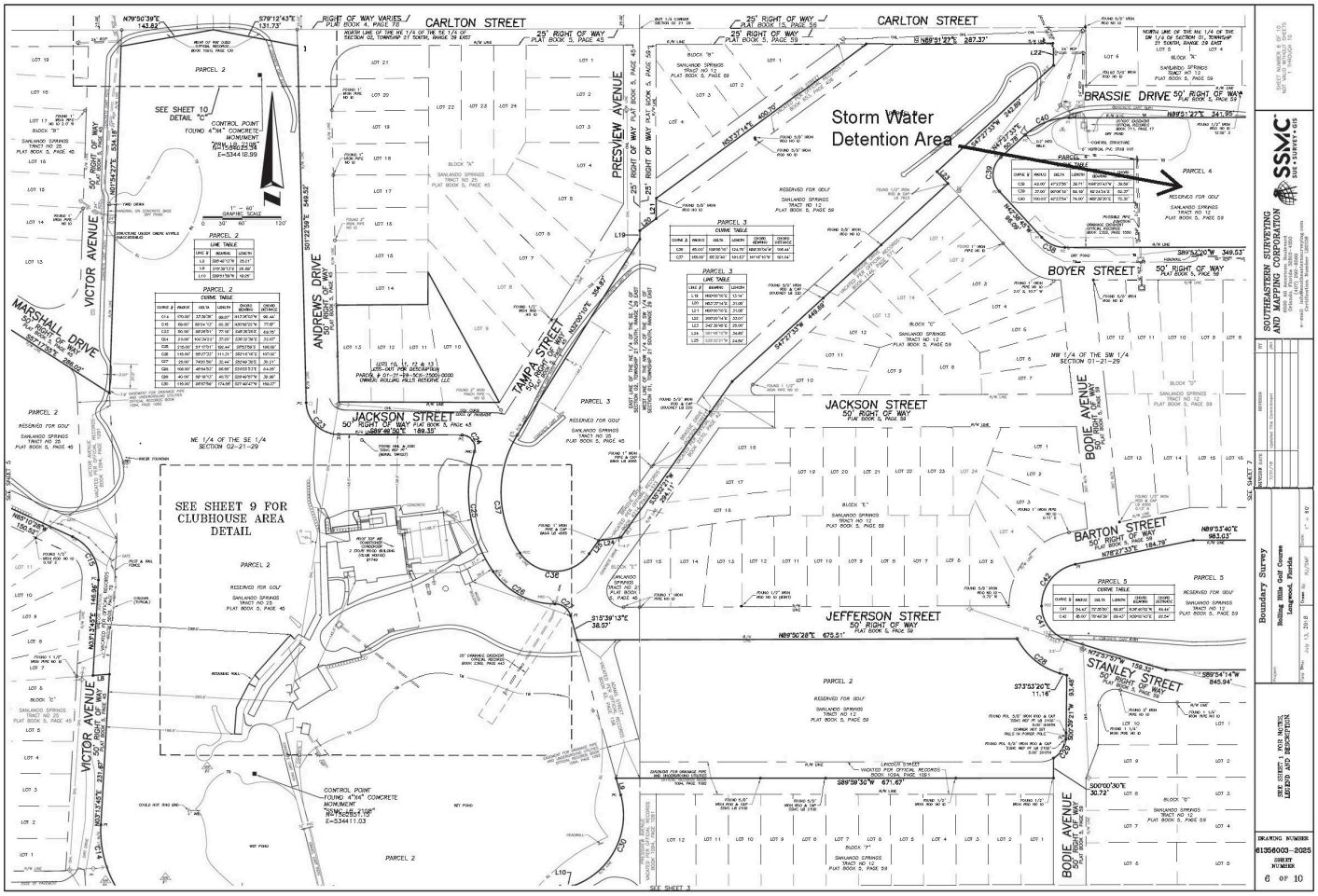
NOTICE OF LIABILITY:
This survey is certified to those individuals shown on the face thereof. Any other use, transfer or reliance by any other party is strictly prohibited and restricted. Surveyor is responsible only to those certified and hereby disclaims any other liability and hereby restricts the rights of any other individual or firm to rely this survey, without express written consent of the surveyor.

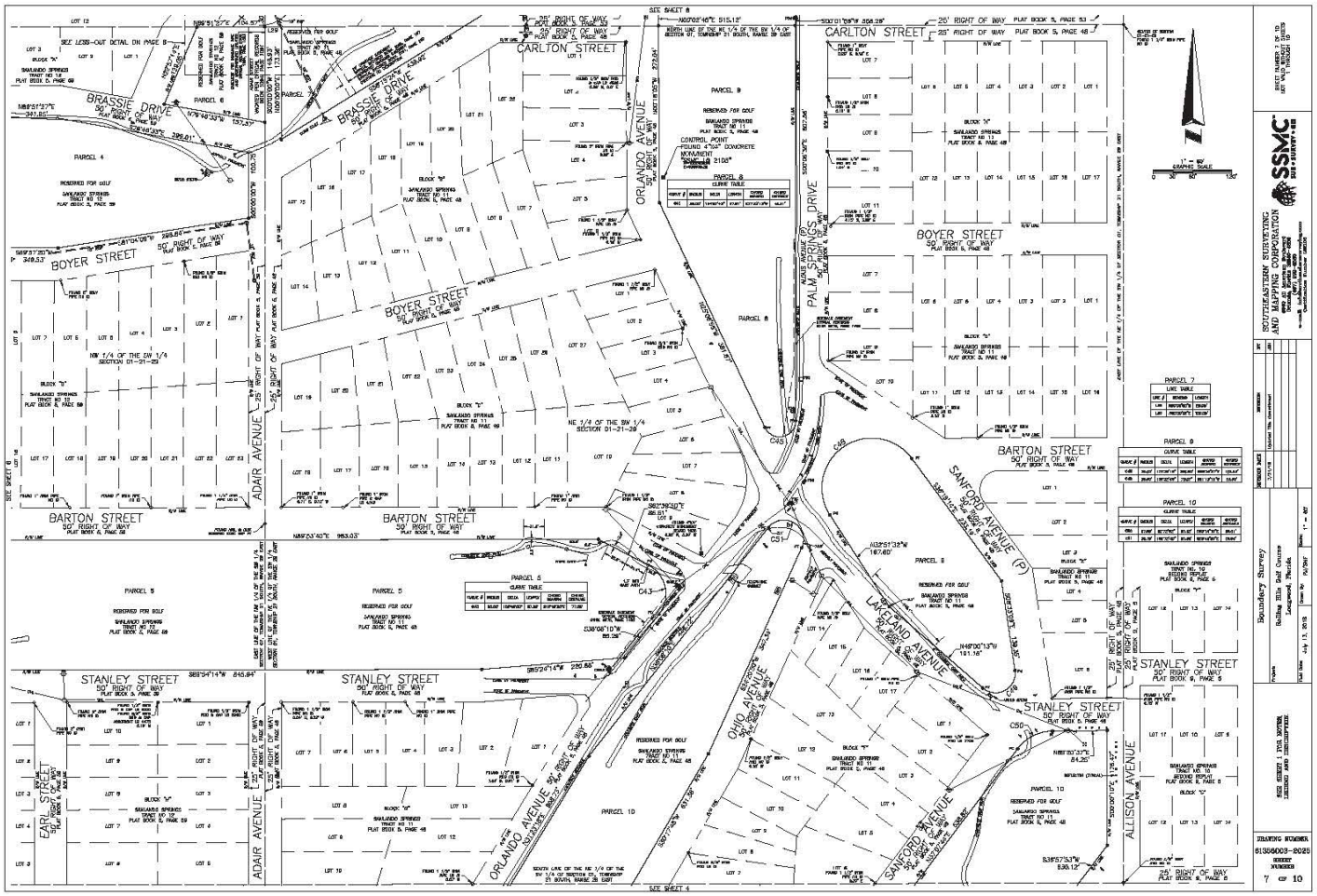

Storm Water Pond
Storm Water Ponds
ADAMS STREET
WYOMING STREET
NEBRASKA AVENUE
RAYMOND AVENUE
BERNARD AVENUE
NELSON AVENUE
WILFORD AVENUE
HOBSON STREET
NORTH STREET
ANDREWS DRIVE
SEE SHEET 10 DETAIL "A"
SEE SHEET 10 DETAIL "B"
Boundary Survey
Rolling Hills Golf Course
Largo, Florida
SOUTHEASTERN SURVEYING AND MAPPING CORPORATION
DRAWING NUMBER
01336003-2020
SHEET NUMBER
2 OF 10

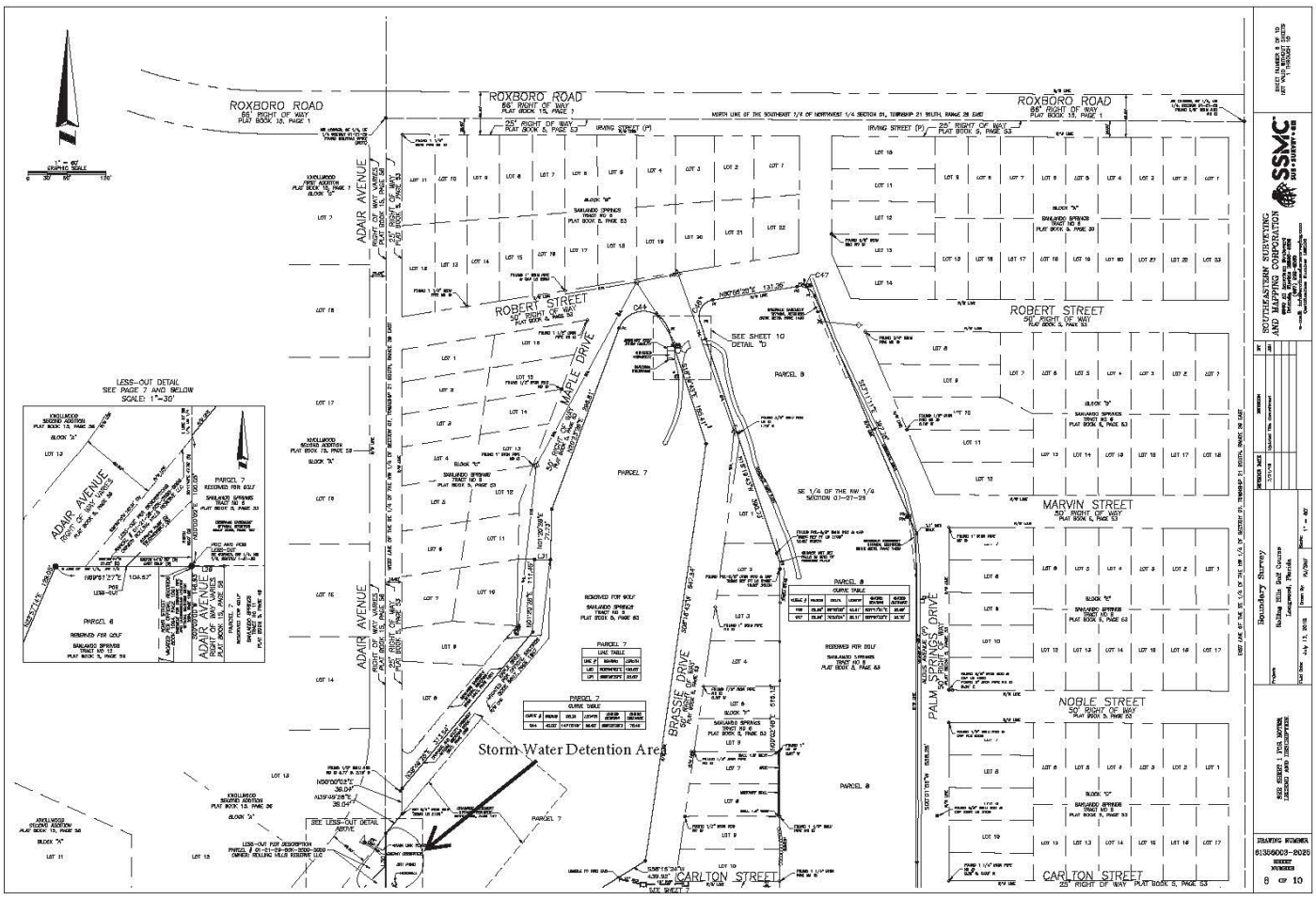

Storm Water Pond
VICTOR AVENUE
ANDREWS DRIVE
ADAMS STREET
PALM HILL DRIVE
PRESVIEW AVENUE
BLACKWOOD AVENUE
GOLFVIEW DRIVE
NORTH STREET
SEE DETAIL "C" SHEET 3
DETAIL "C" SCALE 1"=30'
PARCEL 2
SE 1/4 OF THE SE 1/4 SECTION 2-21-29
BASIS OF BEARINGS N00°00'10"E
SOUTHEASTERN SURVEYING AND MAPPING CORPORATION
Boundary Survey
Rolling Hills Golf Course
Longwood, Florida
DRAWING NUMBER
01356003-2020
SHEET NUMBER
3 OF 10

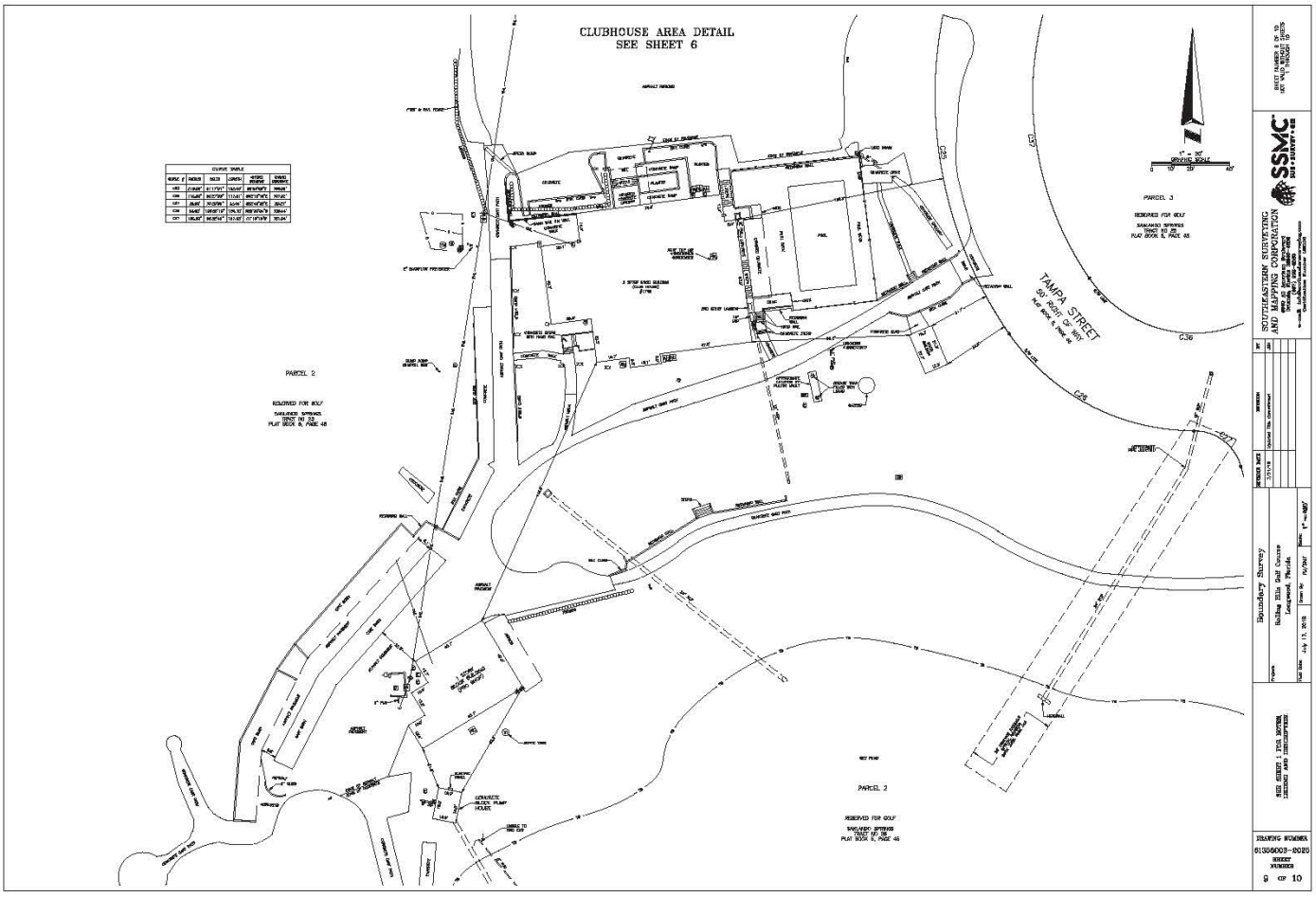

SEE SHEET 7
SEE SHEET 3
ORLANDO AVENUE
OHIO AVENUE
SANFORD AVENUE
DAYTONA AVENUE
ADAIR AVENUE
ALDUS AVENUE
HOBSON STREET
80' RIGHT OF WAY
PLAT BOOK 6, PAGE 7
ADAMS STREET
PARCEL 10
RESERVED FOR GOLF
SANLANDO SPRINGS
TRACT NO. 13
PLAT BOOK 6, PAGE 68
SE 1/4 OF THE SW 1/4
SECTION 01-21-29
SOUTH LINE OF THE SE 1/4 OF THE SW 1/4 OF SECTION 01, TOWNSHIP 21 SOUTH, RANGE 29 EAST
SCALE: 1" = 60'
SURVEYING AND MAPPING CORPORATION
Boundary Survey
DRAWING NUMBER
61336003-2025
SHEET NUMBER
4 OF 10


BARTON STREET
50' RIGHT OF WAY
PLAT BOOK 4, PAGE 59
BARTON STREET
50' RIGHT OF WAY
PLAT BOOK A, PAGE 17
STANLEY STREET
50' RIGHT OF WAY
PLAT BOOK 6, PAGE 17
ADAMS STREET
50' RIGHT OF WAY
PLAT BOOK 4, PAGE 58
ADAMS STREET
25' RIGHT OF WAY
PLAT BOOK 5, PAGE 17
RAYMOND AVENUE
25' RIGHT OF WAY
PLAT BOOK 5, PAGE 17
BERNARD AVENUE
50' RIGHT OF WAY
PLAT BOOK A, PAGE 17
AGNES AVENUE
50' RIGHT OF WAY
PLAT BOOK A, PAGE 17
CLEMONT AVENUE
50' RIGHT OF WAY
PLAT BOOK A, PAGE 17
VIRGINIA AVENUE
25' RIGHT OF WAY
PLAT BOOK 5, PAGE 45
MARSHALL DRIVE
50' RIGHT OF WAY
PLAT BOOK A, PAGE 45
NELSON AVENUE
50' RIGHT OF WAY
PLAT BOOK A, PAGE 17
WILFORD AVENUE
50' RIGHT OF WAY
PLAT BOOK A, PAGE 17
SMALWOOD SPRINGS
TRACT NO 28
PLAT BOOK A, PAGE 17
SMALWOOD SPRINGS
TRACT NO 28
PLAT BOOK 5, PAGE 45
PARCEL 1
PARCEL 2
RESERVED FOR GOLF
SMALWOOD SPRINGS
TRACT NO 28
PLAT BOOK A, PAGE 17
NE 1/4 OF THE SE 1/4
SECTION 02-21-29
NW 1/4 OF THE SE 1/4
SECTION 02-21-29
SEE SHEET 2
SSMC
SOUTHEASTERN SURVEYING AND MAPPING CORPORATION
Boundary Survey
Holiday Hills Golf Course
Longwood, Florida
DRAWING NUMBER
61360003-2020
SHEET NUMBER
5 OF 10


CARLTON STREET
Storm Water Detention Area
BRASSIE DRIVE
BOYER STREET
JACKSON STREET
BARTON STREET
JEFFERSON STREET
STANLEY STREET
PRESVIEW AVENUE
ANDREWS DRIVE
TAMPA STREET
VICTOR AVENUE
MARSHALL DRIVE
BODIE AVENUE
SEE SHEET 9 FOR CLUBHOUSE AREA DETAIL
SEE SHEET 10 DETAIL "C"
SSMC
SOUTHEASTERN SURVEYING AND MAPPING CORPORATION
Boundary Survey
Rolling Hills Golf Course
Longwood, Florida
DRAWING NUMBER
61356003-2025
SHEET NUMBER
6 OF 10

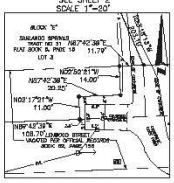

CARLTON STREET
BRASSIE DRIVE
BOYER STREET
BARTON STREET
STANLEY STREET
ADAIR AVENUE
ORLANDO AVENUE
PALM SPRINGS DRIVE
SANFORD AVENUE (P)
LAKELAND AVENUE
OHIO AVENUE
ALLISON AVENUE
SOUTHEASTERN SURVEYING AND MAPPING CORPORATION
Boundary Survey
Rolling Hills Golf Course
Longwood, Florida
DRAWING NUMBER
61356003-8025
SHEET NUMBER
7 OF 10


ROXBORO ROAD
86' RIGHT OF WAY
PLAT BOOK 15, PAGE 1
ADAIR AVENUE
50' RIGHT OF WAY
PLAT BOOK 15, PAGE 26
ROBERT STREET
50' RIGHT OF WAY
PLAT BOOK 5, PAGE 53
MAPLE DRIVE
50' RIGHT OF WAY
PLAT BOOK 5, PAGE 53
MARVIN STREET
50' RIGHT OF WAY
PLAT BOOK 5, PAGE 53
NOBLE STREET
50' RIGHT OF WAY
PLAT BOOK 5, PAGE 53
CARLTON STREET
25' RIGHT OF WAY
PLAT BOOK 5, PAGE 53
BRASSIE DRIVE
50' RIGHT OF WAY
PLAT BOOK 5, PAGE 53
PALM SPRINGS DRIVE
50' RIGHT OF WAY
PLAT BOOK 5, PAGE 53
IRVING STREET (P)
25' RIGHT OF WAY
PLAT BOOK 5, PAGE 53
Storm Water Detention Area
SEE SHEET 10
DETAIL "D"
LESS-OUT DETAIL
SEE PAGE 7 AND BELOW
SCALE: 1"=30'
PARCEL 7
RESERVED FOR GOLF
SARASOTA SPRINGS
TRACT NO. 8
PLAT BOOK 5, PAGE 53
PARCEL 8
RESERVED FOR GOLF
SARASOTA SPRINGS
TRACT NO. 8
PLAT BOOK 5, PAGE 53
SE 1/4 OF THE NW 1/4
SECTION 01-27-29
SCHEFFLERA DRIVE
SOUTHEASTERN SURVEYING
AND MAPPING CORPORATION
Boundary Survey
Bella Mia 2nd Occupancy
Longwood, Florida
DRAWING NUMBER
61306003-2020
SHEET NUMBER
8 OF 10

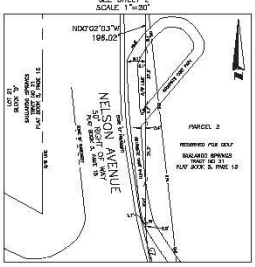

CLUBHOUSE AREA DETAIL
SEE SHEET 6
TAMPA STREET
100' WIDE R/W
PARCEL 2
RESERVED FOR GOLF
PARCEL 3
RESERVED FOR GOLF
PARCEL 2
RESERVED FOR GOLF
SOUTHEASTERN SURVEYING AND MAPPING CORPORATION
Boundary Survey
Bolley Elementary
Largo, Florida
DRAWING NUMBER
61035003-2020
SHEET NUMBER
9 OF 10

DETAIL SHEET

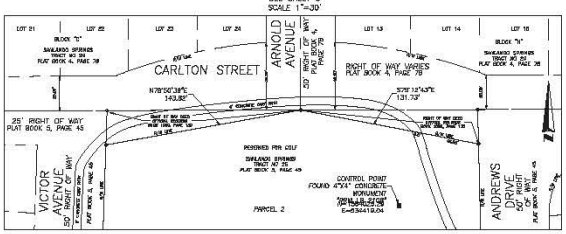
DETAIL "A"
SEE SHEET 2
SCALE 1"=20'



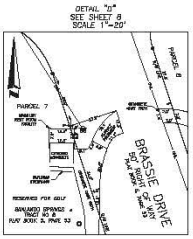
DETAIL "B"
SEE SHEET 2
SCALE 1"=20'



DETAIL "C"
SEE SHEET 8
SCALE 1"=30'



DETAIL "D"
SEE SHEET 8
SCALE 1"=20'

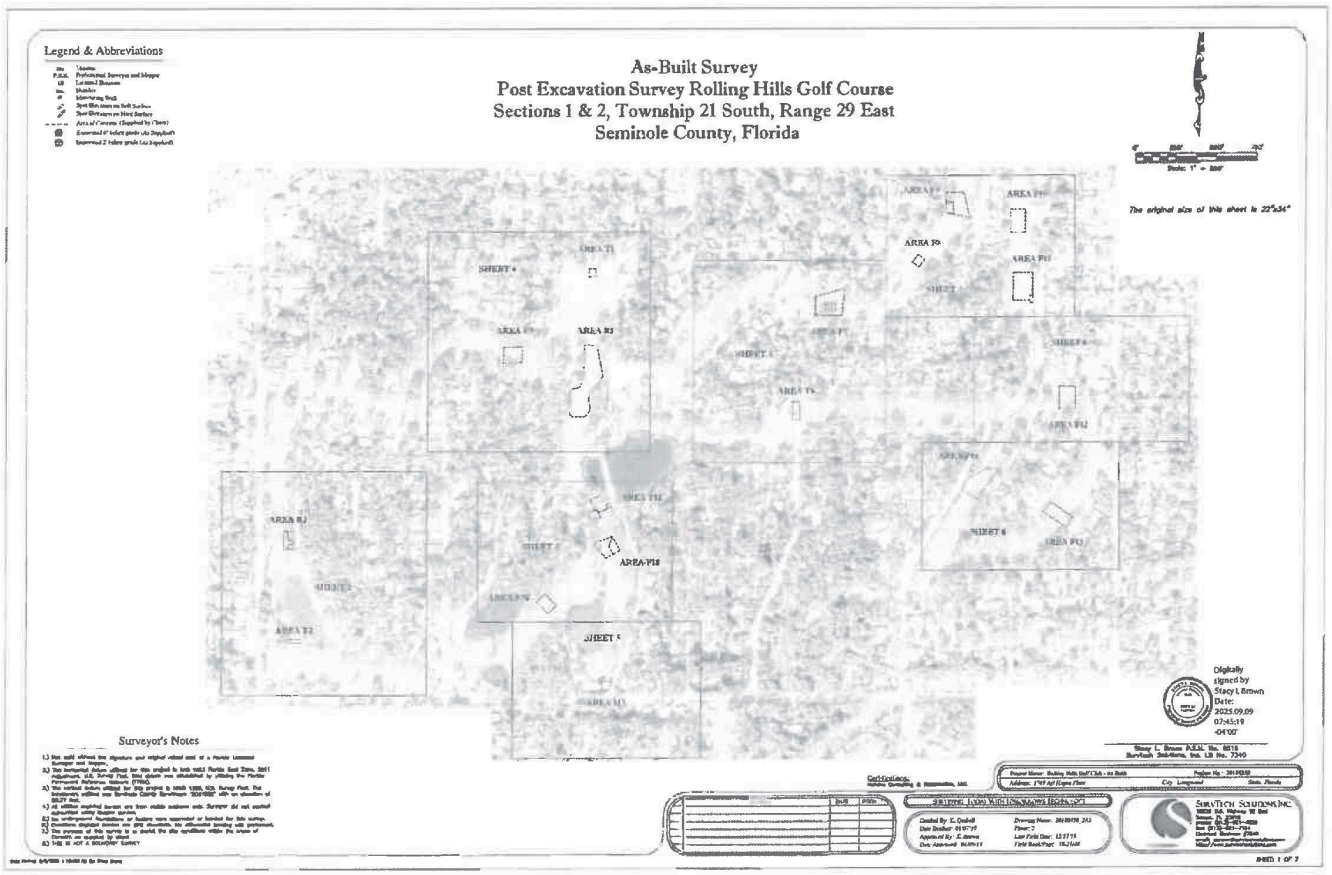


SOUTHEASTERN SURVEYING AND MAPPING CORPORATION

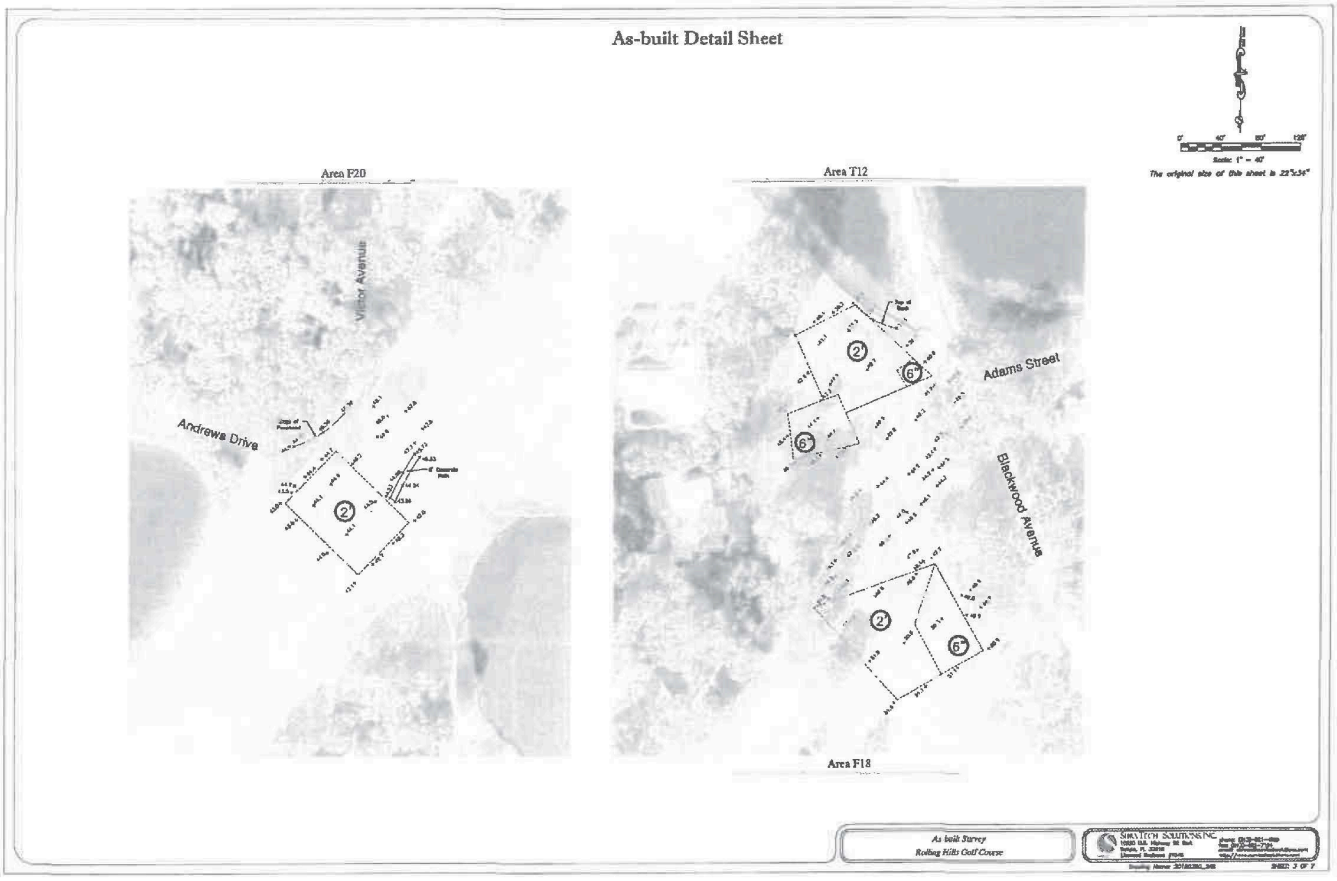
Boundary Survey
Rolling Hills Golf Course
Longwood, Florida

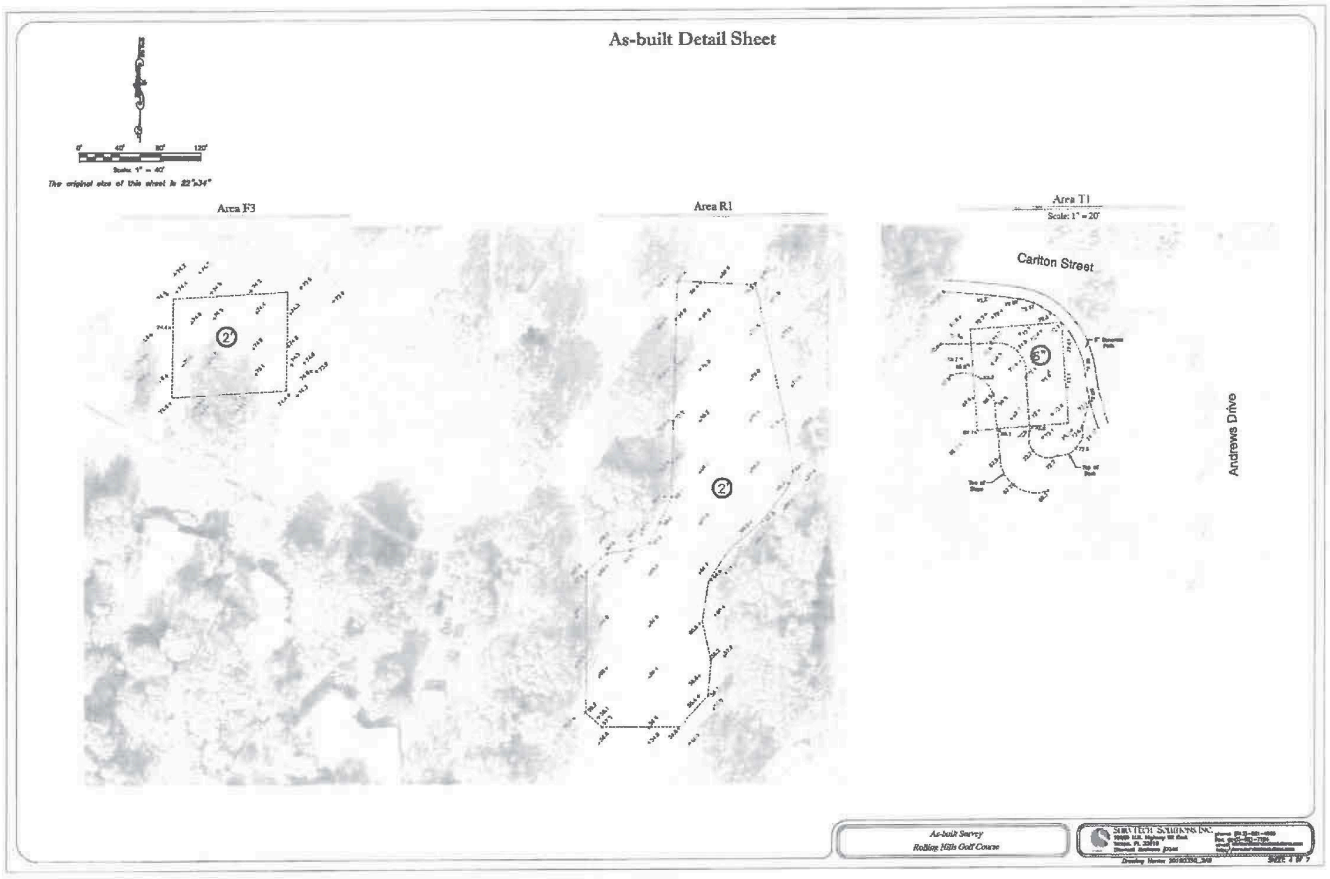
DRAWING NUMBER
61956003-2020
SHEET NUMBER
10 OF 10

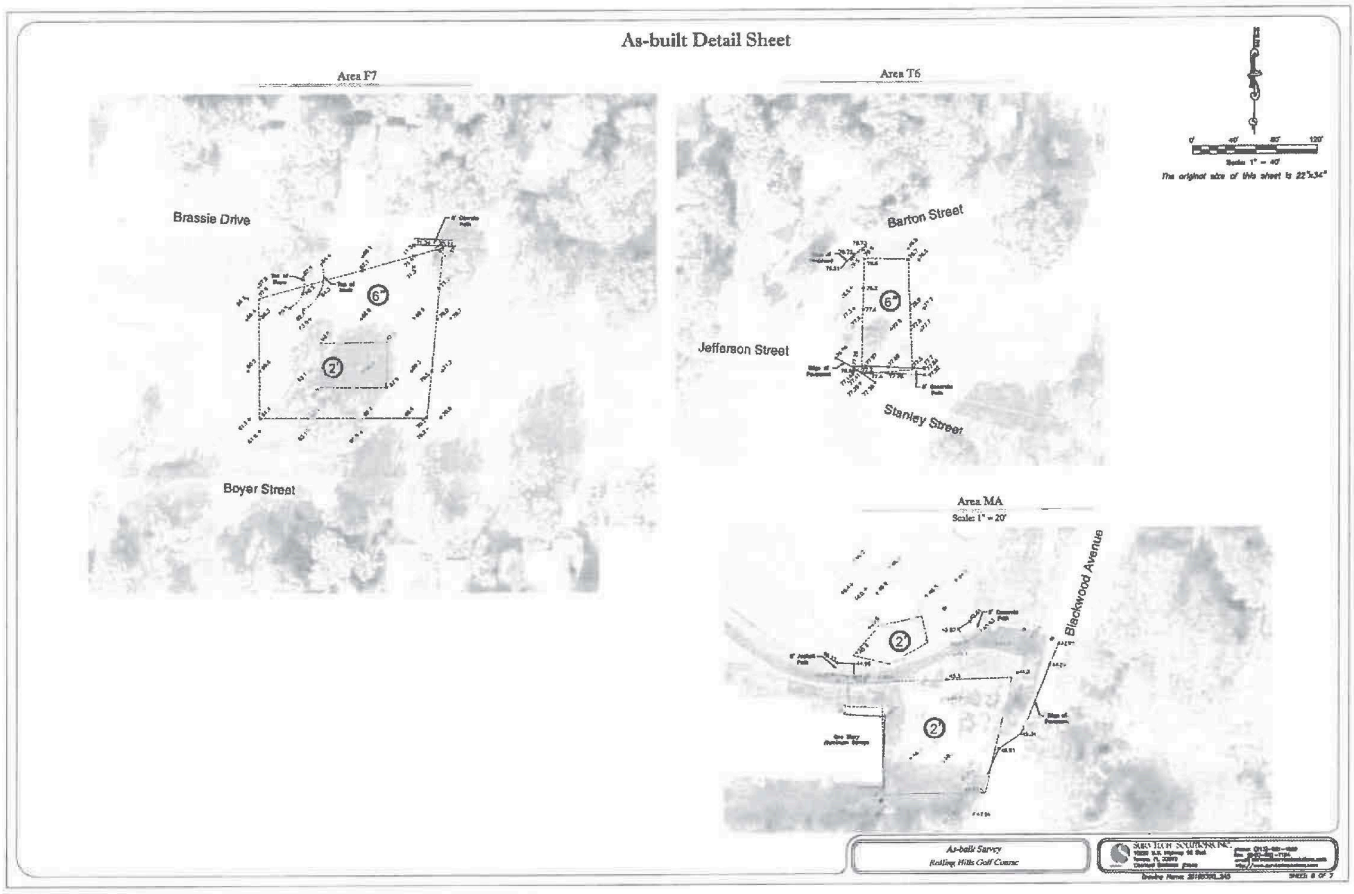
EXHIBIT "C"

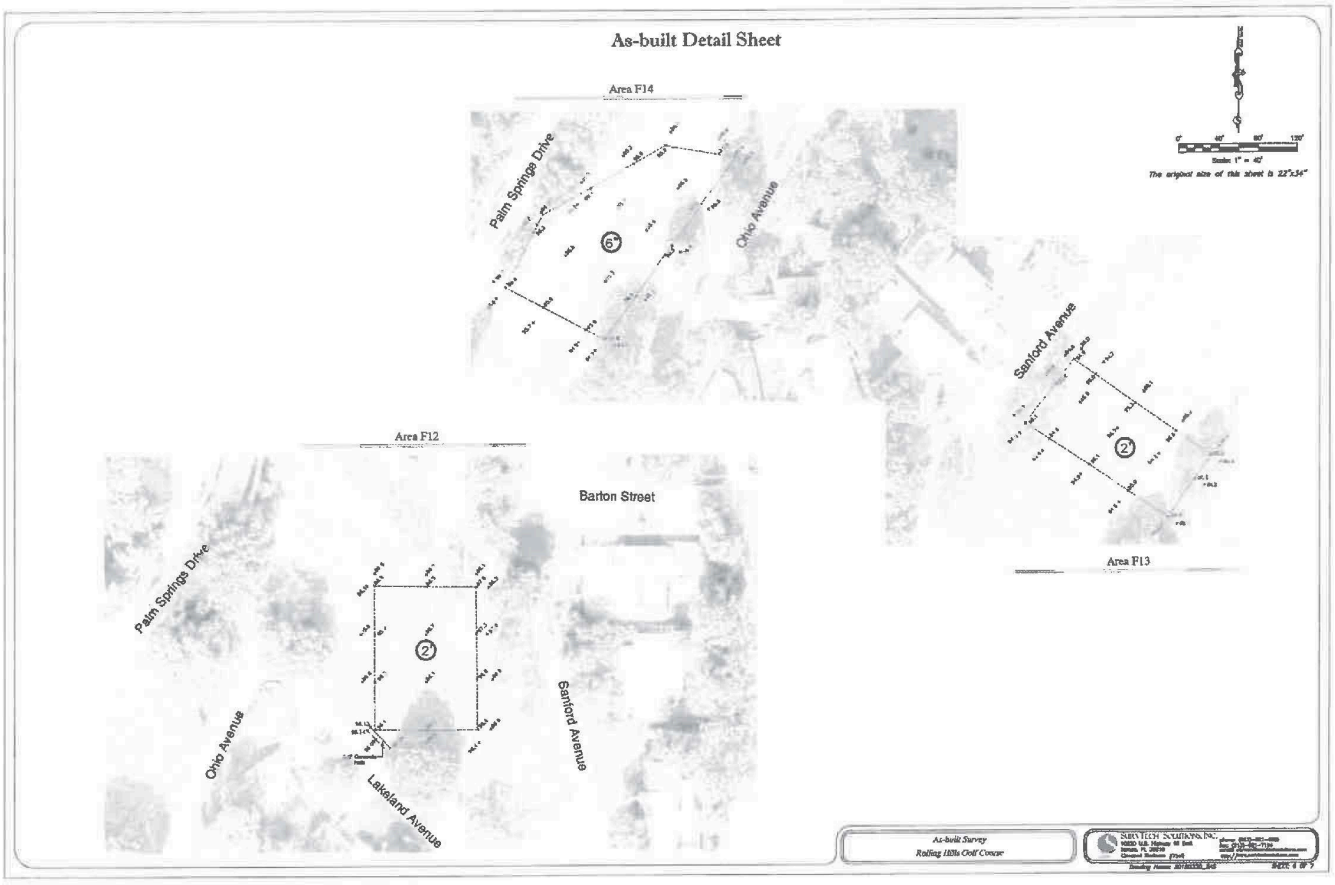

Legend & Abbreviations
As-Built Survey
Post Excavation Survey Rolling Hills Golf Course
Sections 1 & 2, Township 21 South, Range 29 East
Seminole County, Florida
Surveyor's Notes
AREA T1
AREA T2
AREA T3
AREA T4
AREA T5
AREA T6
AREA T7
AREA P1
AREA P2
AREA P3
AREA P4
AREA P5
AREA P6
AREA P7
AREA P8
AREA P9
AREA P10
AREA P11
AREA P12
AREA P13
AREA P14
AREA P15
AREA P16
AREA P17
AREA P18
AREA P19
AREA P20
AREA

As-built Detail Sheet
Area R2
Area T2
Bernard Avenue
Bernard Avenue
As-built Survey
Rolling Hills Golf Course


As-built Detail Sheet
Area F20
Area T12
Victor Avenue
Andrews Drive
Adams Street
Blackwood Avenue
Area F18
As built Survey
Rolling Hills Golf Course


As-built Detail Sheet
Area F3
Area R1
Area T1
Scale: 1" = 20'
Carlton Street
Andrews Drive
As-built Survey
Rolling Hills Golf Course


As-built Detail Sheet
Area F7
Area T6
Brassie Drive
Barton Street
Jefferson Street
Stanley Street
Boyer Street
Area MA
Scale: 1" = 20'
Blackwood Avenue
As-built Survey
Rolling Hills Golf Course


As-built Detail Sheet
Area F14
Palm Springs Drive
Ohio Avenue
Sanford Avenue
Area F13
Area F12
Barton Street
Palm Springs Drive
Ohio Avenue
Lakeland Avenue
Sanford Avenue
The original size of this sheet is 22"x34"
As-built Survey
Rolling Hills Golf Course

As-built Detail Sheet
Area F9
Area F10
Area F8
Area F11
Agar Avenue
Brassle Drive
Brassle Drive
Brassle Drive
Palm Springs Drive
Orlando Avenue
6"
2
Scale: 1" = 40'
The original size of this sheet is 22"x34"
As-built Survey
Rolling Hills Golf Course

AN ORDINANCE AMENDING, PURSUANT TO THE LAND DEVELOPMENT CODE OF SEMINOLE COUNTY, THE ZONING CLASSIFICATIONS ASSIGNED TO CERTAIN PROPERTY LOCATED IN SEMINOLE COUNTY; REZONING CERTAIN PROPERTY CURRENTLY ASSIGNED THE R-1AA (SINGLE FAMILY DWELLING) ZONING CLASSIFICATION TO THE PLI (PUBLIC LANDS AND INSTITUTIONS) ZONING CLASSIFICATION; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR EXCLUSION FROM CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA:

Section 1. LEGISLATIVE FINDINGS.

(a) The Board of County Commissioners hereby adopts and incorporates into this Ordinance as legislative findings the contents of the documents titled Rolling Hills Park Rezone, dated September 10, 2019.

(b) The Board hereby determines that the economic impact statement referred to by the Seminole County Home Rule Charter is unnecessary and waived as to this Ordinance.

Section 2. REZONING. The zoning classification assigned to the following described property is changed from R-1AA (Single Family Dwelling) to PLI (Public Lands and Institutions).

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Section 3. CODIFICATION. It is the intention of the Board of County Commissioners that the provisions of this Ordinance will not be codified.

Section 4. SEVERABILITY. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, it is the intent of the Board of County Commissioners that the invalidity will not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared severable.

CERTIFIED COPY - GRANT MALOY
CLERK OF THE CIRCUIT COURT
AND COMPTROLLER
SEMINOLE COUNTY, FLORIDA
BY DEPUTY CLERK

Section 5. EFFECTIVE DATE. A certified copy of this Ordinance will be provided to the Florida Department of State by the Clerk of the Board of County Commissioners in accordance with Section 125.66, Florida Statutes, and this Ordinance will be effective upon filing with the Department.

ENACTED this 10th day of September 2019.

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

By: Brenda Carey
BRENDA CAREY, CHAIRMAN

EXHIBIT A

LEGAL DESCRIPTION

TRACT NO. 6, SANLANDO SPRINGS, AS RECORDED IN PLAT BOOK 5, PAGE 53; TRACT NO. 11, SANLANDO SPRINGS, AS RECORDED IN PLAT BOOK 5, PAGE 48; TRACT NO. 12, SANLANDO SPRINGS, AS RECORDED IN PLAT BOOK 5, PAGE 59; TRACT NO. 14, SANLANDO SPRINGS, AS RECORDED IN PLAT BOOK 5, PAGE 58; TRACT NO. 25, SANLANDO SPRINGS, AS RECORDED IN PLAT BOOK 5, PAGE 45; TRACT NO. 26, SANLANDO SPRINGS, AS RECORDED IN PLAT BOOK 5, PAGE 17; TRACT NO. 31, SANLANDO SPRINGS, AS RECORDED IN PLAT BOOK 5, PAGE 15; TRACT NO. 32, SANLANDO SPRINGS, AS RECORDED IN PLAT BOOK 5, PAGE 18, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, SAID TRACTS BEING DESCRIBED RESPECTIVELY AS THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 29 EAST, AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 21 SOUTH, RANGE 29 EAST, OF THE UNITED STATES GENERAL LAND OFFICE SURVEYS.

AND

FROM THE SOUTHWEST CORNER OF LOT 3, BLOCK E, SANLANDO SPRINGS, TRACT NO. 31, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 15, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, RUN SOUTH ALONG THE EAST RIGHT OF WAY LINE OF RAYMOND AVENUE, 25.02 FEET TO THE CENTERLINE OF VACATED LENWOOD AVENUE; THENCE RUN NORTH 87° 45' 00", ALONG SAID CENTERLINE 106.68 FEET FOR A POINT OF BEGINNING, THENCE CONTINUE NORTH 87° 45' 00" EAST, 31.90 FEET; THENCE RUN NORTH 02° 15' 00" WEST, 25.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3; THENCE RUN NORTH 23° 06' 00" WEST, ALONG THE EAST LINE OF LOT 3, A DISTANCE OF 33.78 FEET; THENCE RUN SOUTH 02° 43' 00" EAST, 45.56 FEET; THENCE RUN SOUTH 87° 45' 00" WEST 20.25 FEET; THENCE RUN SOUTH 02° 15' 00" EAST, 11.00 FEET TO THE POINT OF BEGINNING.

AND

LOTS 12 AND 13, BLOCK C, TRACT 14, SANLANDO SPRINGS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 58, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. AND LOTS 10, 11, 12 AND 13, BLOCK "A", TRACT 25, SANLANDO SPRINGS, AS RECORDED IN PLAT BOOK 5, PAGE 45, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. TOGETHER WITH VACATED RIGHTS-OF-WAY BELONGING OR IN ANYWISE APPERTAINING TO ROLLING HILLS RESERVE, LLC.

LESS

BLOCKS A THROUGH G, INCLUSIVE OF AFORESAID TRACT NO. 6, SANLANDO SPRINGS; BLOCKS A THROUGH G, INCLUSIVE OF AFORESAID TRACT NO. 11, SANLANDO SPRINGS; BLOCKS A THROUGH H, INCLUSIVE OF AFORESAID TRACT NO. 12, SANLANDO SPRINGS; BLOCKS A THROUGH H, INCLUSIVE OF AFORESAID TRACT NO. 14, SANLANDO SPRINGS; BLOCKS A THROUGH E, INCLUSIVE OF AFORESAID TRACT NO. 25, SANLANDO SPRINGS; BLOCKS A THROUGH H, INCLUSIVE OF AFORESAID TRACT NO. 26, SANLANDO SPRINGS; BLOCKS A THROUGH E, INCLUSIVE OF AFORESAID TRACT NO. 31, SANLANDO SPRINGS; AND BLOCKS A THROUGH E, INCLUSIVE OF AFORESAID TRACT NO. 32, SANLANDO SPRINGS.

ALSO LESS

ALL ROADS, STREETS, DRIVES, AVENUES OR OTHER MEANS OF INGRESS AND EGRESS, HOWEVER DESCRIBED, AS PROVIDED AND PLATTED FOR ACCESS TO THE INDIVIDUAL LOTS OF THE ABOVE DESCRIBED TRACTS. AND FROM THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, RUN SOUTH 89°39'44" WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 50 FEET FOR A POINT OF BEGINNING, THENCE CONTINUE SOUTH 89°39'44" WEST, A DISTANCE OF 31.22 FEET, THENCE RUN NORTH 39°30'14" EAST, A DISTANCE OF 127.31 FEET TO THE EAST LINE OF SAID SOUTHWEST 1/4, THENCE RUN SOUTH 0°11'46" EAST, A DISTANCE OF 47.75 FEET TO A POINT 50 FEET NORTHERLY OF SAID SOUTHEAST CORNER OF THE SOUTHWEST 1/4, THENCE RUN SOUTH 44°44' WEST, A DISTANCE OF 70.80 FEET TO THE POINT OF BEGINNING.

AND

BEGIN AT THE S.E. CORNER OF THE SW 1/4 OF THE NW 1/4 OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 29 EAST, RUN THENCE NORTH ALONG THE EAST LINE OF SAID SW 1/4 OF THE NW 1/4, 50.0 FEET; THENCE RUN SOUTHWESTERLY TO A POINT ON THE SOUTH LINE OF SAID SW 1/4 OF THE NW 1/4, 50.0 FEET WEST OF SAID SE CORNER OF THE SW 1/4 OF THE NW 1/4; RUN THENCE EAST ALONG THE SOUTH LINE OF SAID SW 1/4 OF THE NW 1/4 50.0 FEET TO THE POINT OF BEGINNING.

Chairman's Office: 09/09
Recording: _____

AGENDA ITEM NO. 23

DOCUMENT ACTION FORM

RECEIVED
SEP 11 2019
COMMISSION RECORDS

DATE: 9/9/2019

SUBJECT: Rolling Hills Park Rezone

AUTHORITY FOR PROCESSING: Commissioner Brenda Carey, Chairman

DATE OF BCC MEETING: 9/10/2019 #23 clc

NOTE:

DIRECTIONS FROM ORIGINATING DEPARTMENT FOR FINAL PROCESSING OF ORIGINAL EXECUTED DOCUMENT(S) BY CHAIRMAN. ***Please sign the document listed below and send to Clerk for recording.***

- Rezone Ordinance #2019-37

DIRECTIONS FOR CLERK:

Please record the following document and return one certified copy to the Planning Division (7371)

☒ Ordinance: Please record in BCC Records

Staff Contact: Matt Davidson Extension: 7308

Please return this form to originator: ☒ *Yes* ☐ *No*

9/11 - to Sec of State
9/11 - returned from Sec. of State
Cert to planning
2 certs to CAO
Cert to GIS
emailed to distribution list clc

File Number: 2025-1105

Title:

Approve the Guaranteed Maximum Price (GMP) of $20,360,224 for the Design and Construction of Seminole County Rolling Hills Community Park & Roadway, in accordance with Section 287.055, Florida Statutes, the Consultants Competitive Negotiations Act, and authorize the Purchasing and Contracts Division to execute Work Order No. 2 for Construction Services and to execute and incorporate Appendix I into PS-6034-24/RTB - Construction Manager at Risk (CMAR) Services for Rolling Hills Community Park and Adjacent Neighborhood Roadways; and approve and authorize the Chairman to execute a Resolution implementing Budget Amendment Request (BAR) #26-017 in the Infrastructure Sales Tax Fund to transfer $15,520,014 from reserves. District3 - Constantine & District4 - Lockhart **(Richard Durr, Parks & Recreation Director)**

Division:

Parks and Recreation - Trail Development

Authorized By:

Richard Durr, Parks & Recreation Director

Contact/Phone Number:

Richard Durr/407-665-2001

Background:

The Rolling Hills Community Park & Roadway Improvements project consists of three main features:

- The Rolling Hills Community Park, formerly the Rolling Hills Golf Course, will be converted into a public park with recreational amenities.
- The Rolling Hills Area Corridor Improvements Phase 1 includes improvements on North Street. Roadway improvements in the area will address multi-modal roadway needs that include pedestrians, bicyclists, drivers, and transit users.
- The North Street utility improvements will include upgrades to the existing Rolling

Hills area utilities as well as provide an investment in Seminole County's infrastructure.

This phase of the Park project will include the construction of a four-mile 12' wide multipurpose pedestrian trail for walkers, runners and bicyclists around the property, with pedestrian connections from the neighborhood to the park. Additionally, improvements will include approved Florida Communities Trust (FCT) Grant items, such as a picnic pavilion with bench seating, refurbished parking areas for park users, bicycle parking stands, additional environmental/interpretative signage along the trail, landscape improvements as well as other park amenities, such as benches, additional park signs, wayfinding/directional signs for the trail and regulatory signs.

The project will be delivered by Collage Companies, with construction scheduled to begin in February 2025 and substantial completion targeted for July 2027. Due to the scale and complexity of this renovation, the County is utilizing the Construction Manager at Risk (CMAR) delivery method, which provides the advantage of collaboration between the contractor, design team, and County staff. This approach allowed the project team to identify potential cost savings, refine scope, and manage phasing options and schedule development effectively.

The Guaranteed Maximum Price (GMP) of $20,360,224 was developed under comprehensive oversight led by County staff and the design consultant team. The process included detailed preconstruction planning, budgeting, phasing, and value engineering (VE) to align scope with market value while maintaining program integrity. The project team carefully evaluated design and construction alternatives which preserve the design intent while optimizing cost efficiency. This collaboration resulted in the implementation of several value engineering (VE) measures, achieving a projected direct cost reduction of $4,208,608.

The County project team (Richard Durr, Parks & Recreation Director; John Slot, Director of Public Works; William Edwards, Utilities Director; David Ornberg, Utilities Engineering Division Manager; Michael Wirsing, Deputy Director Parks & Recreation; Joseph LoFaso, Chief Design Engineer; Bill White, Chief Engineer Utilities Engineering; Carl Kelly, Program Manager Parks & Recreation) has thoroughly reviewed and successfully negotiated the Guaranteed Maximum Price (GMP) package for the Rolling Hills Community Park & Roadway Improvements, demonstrating the County's commitment to fiscal accountability, transparency, and excellence in project delivery.

A portion of the budget for this project is approved in following Business Units 02308023(Utility Relocates Rolling Hills $2.4M) and 02007020 (Rolling Hills

Multipurpose Trail $2.9M). Additional funding is necessary and is being allocated with the attached BAR in the following Business Unit 02604067 (Rolling Hills TRL & Park IMP $15.5M). 2024 Infrastructure Sales Tax Fund Reserves are currently budgeted at $77 million.

Requested Action:

Staff requests that the Board approve the Guaranteed Maximum Price (GMP) of $20,360,224 for the Design and Construction of Seminole County Rolling Hills Community Park & Roadway, in accordance with Section 287.055, Florida Statutes, the Consultants Competitive Negotiations Act, and authorize the Purchasing and Contracts Division to execute Work Order No. 2 for Construction Services and to execute and incorporate Appendix I into PS-6034-24/RTB - Construction Manager at Risk (CMAR) Services for Rolling Hills Community Park and Adjacent Neighborhood Roadways; and approve and authorize the Chairman to execute a Resolution implementing Budget Amendment Request (BAR) #26-017 in the Infrastructure Sales Tax Fund to transfer $15,520,014 from reserves.

2026-R- **BUDGET AMENDMENT REQUEST** **BAR# 26-017**

TO: Seminole County Board of County Commissioners

FROM: Office of Management & Budget

SUBJECT: Budget Amendment Resolution

Dept / Program: PARKS AND RECREATION

Fund(s): 2024 INFRASTRUCTURE SALES TAX

RM Recommendation	
DHERIOT	1/9/2026
Budget Analyst	Date
OMB Director	Date
AS Director	Date

PURPOSE:
BAR 26-017 establishes budget to fund the Rolling Hills park improvements and associated North St transportation improvements.

ACTION: Approval and authorization for the Chairman to execute Budget Amendment Resolution.

In accordance with Section 129.06(2), Florida Statutes, it is recommended that the following accounts in the County budget be adjusted by the amounts set forth herein for the purpose described.

Type	Fund	Business Unit	Object Account	Sub-sidiary	Account Type	Subledger	Long Item No	Amount
Revenue								
Revenue								
Revenue								
Revenue								
							Total Sources	-
Expenditure	11580	02604067	560650	00001	PARK IMPROVEMENTS		6500438202	8,960,449.00
Expenditure	11580	02604067	560650	00001	ROADWAY IMPROVEMENTS		6500775021	6,559,565.00
Expenditure								
Expenditure								
Expenditure								
Expenditure								
Expenditure								
Expenditure								
							Expenditure Sub-Total	15,520,014.00
Reserve	11580	999980	599994		RESERVE FOR CAPITAL		9949999901	(15,520,014.00)
Reserve								
							Reserve Sub-Total	(15,520,014.00)
							Total Uses	-

BUDGET AMENDMENT RESOLUTION

This Resolution, 2026-R-_____approving the above requested budget amendment, was adopted at the regular meeting of the Board of County Commissioners of Seminole County, Florida_____as reflected in the minutes of this meeting.

Attest: By:

Grant Maloy, Clerk to the Board of County Commissioners

Andria Herr, Chairman

Date:_____ Date:_____

Entered by the Management and Budget Office _____ Date:_____

Posted by the County Comptroller's Office _____ Date:_____

BAR 26-017 COST TABLE

FUND - BUSINESS UNIT	AMOUNT
2024 INFRASTRUCTURE SALES TAX	
02604067 Rolling Hills TRL & Park IMP (PARK)	8,960,449
02604067 Rolling Hills TRL & Park IMP (ROAD)	6,559,565
BAR TOTAL	**15,520,014**

ROLLING HILLS PROJECT COST TABLE

FUND - BUSINESS UNIT	AMOUNT
PARK IMPROVEMENTS	
2014 INFRASTRUCTURE SALES TAX	
02007020 Rolling Hills Multipurpose TRL	2,939,607
2024 INFRASTRUCTURE SALES TAX	
02604067 Rolling Hills TRL & Park IMP	8,960,449
PARK IMPROVEMENTS TOTAL	**11,900,056**
NORTH STREET ROADWAY IMPROVEMENTS	
2024 INFRASTRUCTURE SALES TAX	
02604067 Rolling Hills TRL & Park IMP	6,559,565
NORTH STREET ROADWAY IMPROVEMENTS TOTAL	**6,559,565**
NORTH STREET UTILITIES RELOCATES	
40108 WATER & SEWER CAPITAL IMPROVEM	
02308023 Utility Relocates Rolling Hills	2,400,000
NORTH STREET UTILITIES RELOCATES TOTAL	**2,400,000**
(ALL FUNDING SOURCES) PROJECT TOTAL	**20,859,621**

APPENDIX I
AUTHORIZATION FOR CONSTRUCTION

EXHIBIT 1	**INDEX OF PLANS AND SPECIFICATIONS**
EXHIBIT 2	**CONSTRUCTION SCHEDULE**
EXHIBIT 3	**CONSTRUCTION MANAGER'S PROJECT TEAM**
EXHIBIT 4	**SCHEDULE OF VALUES**
EXHIBIT 5	**UNIT PRICES**
EXHIBIT 6	**CONSTRUCTION MANAGER'S SUBCONTRACTORS AND SUPPLIERS CHART**
EXHIBIT 7	**QUALIFICATIONS AND ASSUMPTIONS AS REQUIRED BY Chapter 2, Article 2, Section 2.7.5.6**
EXHIBIT 8	**SCHEDULE OF ALLOWANCES**

APPENDIX I
AUTHORIZATION FOR CONSTRUCTION

Pursuant to Chapter 1, Article 3 and Chapter 2, Article 2 of the Agreement for Construction Management between **Seminole County, Florida**, a political subdivision of the State of Florida ("OWNER") and **Collage Companies** ("CONSTRUCTION MANAGER"), the OWNER and the CONSTRUCTION MANAGER hereby execute this Appendix I and incorporate this Appendix I into PS-6034-24/RTB – Construction Manager at Risk (CMAR) Rolling Hills Park and Adjacent Neighborhood Roadway Construction - and further agree as set forth below.

1. **Guaranteed Maximum Price Proposal Acceptance**: The CONSTRUCTION MANAGER's Guaranteed Maximum Price ("GMP") proposal, including general conditions costs dated January 16, 2026, attached hereto and incorporated herein, is accepted by the OWNER.

2. **Construction Management Fee**: The Construction Management Fee is thirteen point eight-one percent (13.81%) of the Cost of the Work, as defined in Chapter 2, Article 2, Section 2.7.2.3. This Management Fee shall not exceed the applicable fee in the attached bid sheet. The Management Fee shall be paid as follows:

Section 2.7.2.3).

3. **Subcontracts Costs**: The Subcontracts Cost is $18,003,595.

4. **Estimated OWNER's Costs**: The Estimated OWNER's Costs, as defined in Chapter 2, Article 2, Subsection 2.7.3, shall be $_0.00

5. **Guaranteed Maximum Price**: The Guaranteed Maximum Price is $20,360,224.

6. **Substantial Completion Date**: The Date of Substantial Completion shall be July 2027.

7. **Final Completion Date**: The Date of Final Completion shall be either: (1) 30-days after date of substantial completion; or if applicable, (2) 30-days after receipt of OWNER's statutorily required list of items required to be rendered complete, satisfactory, and acceptable, pursuant to section 218.735, Florida Statutes.

8. **Authorization to Proceed**: The OWNER hereby issues this Authorization for Construction. A separate formal Notice to Proceed (NTP) will be issued after the execution of the Work Order and upon satisfaction of all preconditions stated herein. The estimated date for the commencement of construction activities will be determined at the Work Order level. The CONSTRUCTION MANAGER is authorized to commence construction activities only upon receipt of the formal Notice to Proceed.

9. **Conditions Precedent**: The following conditions must be met before the commencement of construction:

- All necessary permits and approvals
- Required insurance documentation must be submitted and approved
- [Any other conditions]

10. **Exhibits**: This Appendix I shall include the following Exhibits:

Exhibit 1: Index of Plans and Specifications
Exhibit 2: Construction Schedule
Exhibit 3: CONSTRUCTION MANAGER's Project Team
Exhibit 4: Schedule of Values
Exhibit 5: Unit Prices
Exhibit 6: CONSTRUCTION MANAGER's Subcontractors and Suppliers Chart
Exhibit 7: Qualifications and Assumptions as required in Chapter 2, Article 2, Section 2.7.5.6
Exhibit 8: Schedule of Allowances

ATTEST:

_____
, Secretary

(CORPORATE SEAL)

Collage Companies

By:_____

Date:_____

ATTEST

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

_____
Witness

_____
Print Name

By: _____
ROBERT BRADLEY,
Procurement Administrator

_____
Witness

Date: _____

_____
Print Name

For the use and reliance
of Seminole County only.

As authorized for execution by the Board of
County Commissioners at its _____,
2026, regular meeting.

Approved as to form and
legal sufficiency.

_____
County Attorney
CMP

SEMINOLE COUNTY
FLORIDA'S NATURAL CHOICE

Rolling Hills Community Park

CONSTRUCTION MANGER AT RISK (CMAR) SERVICES

Contract Project Title: Construction Management At-Risk Services for Rolling Hills Park and Adjacent Neighborhood Roadway Construction

Contract Number: PS-6034-24/RTB

COLLAGE | qai consultants | COMMUNITY SOLUTIONS GROUP | HDR | cph

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Section 4 – Clarifications (EXHIBIT 7) 56-59

Section 5 – Project Schedule (EXHIBIT 2) 60-61

Section 6 – Solicited Subcontractors (EXHIBIT 6) 62-84

Section 7- Personnel Chart (EXHIBIT 3) 85-86

Section 8 – Document Log (EXHIBIT 1) 87-92

Section 1

SUMMARY

COLLAGE

COLLAGE
CONSTRUCTION ▪ INTEGRATED SERVICES

GUARANTEED MAXIMUM PRICE
SUMMARY

Project: ROLLING HILLS COMMUNITY PARK & ROADWAY
Drawing #: R210112.00
1907084
Location: LONGWOOD, FL PARCEL ID: 01-21-29-5CK-2500
Architect: GAI & COMMUNITY SOLUTION GROUP
HDR & CPH
Estimator: K. KIEFER
Date: 1/16/2026
Version: GMP
Plan / Basis: ROLLING HILLS COMMUNITY PARK TRAIL - PHASE 1A DATED OCTOBER 22, 2025
ROLLING HILLS COMMUNITY PARK TRAIL ALTERNATE - A, B, C, D, E, & F DATED MAY 30, 2025
ROLLING HILLS AREA ROADWAYS PHASE 1

TOTAL PROJECT COST SUMMARY

Community Park	**$**	**11,651,684**
Roadway Improvements	**$**	**6,586,130**
Roadway Utilities	**$**	**2,122,410**
GRAND TOTAL	**$**	**20,360,224**

The grand total cost represents 71% of local Seminole County business participation.

PHASE 1 - GUARANTEED MAXIMUM PRICE
SCHEDULE OF VALUES - BASE BID

Project: ROLLING HILLS COMMUNITY PARK & ROADWAY
Drawing #: R210112.00
1907084
Parcel ID: LONGWOOD, FL PARCEL ID: 01-21-29-5CK-2500
Architect: GAI & COMMUNITY SOLUTION GROUP
HDR & CPH
Estimator: K. KIEFER
Date: 1/16/2026
Version: GMP
Plan / Basis: ROLLING HILLS COMMUNITY PARK TRAIL - PHASE 1A DATED OCTOBER 22, 2025
ROLLING HILLS COMMUNITY PARK TRAIL ALTERNATE - A, B, C, D, E, & F DATED MAY 30, 2025
ROLLING HILLS AREA ROADWAYS PHASE 1

DIV.	SCOPE OF WORK	SCHEDULE OF VALUES	ESTIMATED COST TO LOCAL SEMINOLE COUNTY BUSINESS	NOTES
PARK - COST OF WORK		**$ 9,825,389**	**6,321,418**	
0100	ALLOWANCES	$ 269,300	$ -	
0100	CONTINGENCIES	$ 229,953	$ -	
0105	SURVEYING	$ 197,299	$ -	
0143	TESTING SERVICES	$ 55,002	$ -	
0200	DEMOLITION	$ 93,200	$ -	*Structural & Well Demo*
0500	METALS	$ 119,916	$ 119,916	*Railings*
1000	SPECIALTIES	$ 483,497	$ 266,333	*Pavilions & Park Signage*
2600	ELECTRICAL	$ 64,716	$ -	*Solar Lighting Pavilions*
3100	EARTHWORK & GRADING	$ 1,647,507	$ 1,647,507	*Erosion Control, Grubbing, Removal, Earthwork*
3200	PAVING, CURBING, & SPECIALTIES	$ 2,275,002	$ 2,275,002	*Paving, Curbing, Concrete, Markings*
3230	SITE IMPROVEMENTS - HARDSCAPE	$ 1,188,187	$ 989,000	*Retaining Walls & Site Furnishings*
3280	LANDSCAPE & IRRIGATION	$ 1,174,434	$ -	
3300	UNDERGROUND UTILITIES	$ 71,547	$ 71,547	*Drainage*
8000	EXTRA SERVICES	$ 25,500	$ -	
9000	TRELLIS & TRAIL LOOPS (A1)	$ 684,572	$ 420,559	*Trellis, Site Furnishings, Landscape, & Trails*
9000	BOARDWALK & SWITCHBACK (A2)	$ 1,347,039	$ 317,591	*Boardwalk Pier, Site Furnishings, Landscape, & Walkway*
9000	EAST TRAIL LOOP (A3)	$ 334,358	$ 213,963	*Trail & Site Furnishings*
9000	VE-04 TRAIL BASE DEPTH	$ (192,184)	$ -	
9000	VE-05 PARKING LIFTS	$ (3,603)	$ -	
9000	VE-09 STACKABLE RETAINING WALL SYSTEM	$ (204,591)	$ -	
9000	VE-10 LANDSCAPE REDUCTION	$ (16,188)	$ -	
9000	VE-13 PARK GUARDRAIL ADJUSTMENT	$ (19,074)	$ -	
PARK - GENERAL CONDITIONS		**$ 646,680**	**67,270**	
9010	SECURITY COSTS	$ 86,350	$ -	
9020	TEMPORARY FACILITIES	$ 204,674	$ -	
9030	TRASH & DEBRIS CONTROL	$ 66,060	$ -	
9040	SPECIALTY EQUIPMENT	$ 13,000	$ -	
9050	STORAGE FEES	$ -	$ -	
9060	INSURANCE	$ 144,950	$ -	
9070	PERMITS	$ 67,270	$ 67,270	
9080	BONDS	$ 64,377	$ -	
PARK - FIXED MANAGEMENT FEE		**$ 1,179,614**	**1,179,614**	
9090	CONSTRUCTION MANAGEMENT FEE	$ 1,179,614	$ 1,179,614	
	PARK TOTAL	**11,651,684**	**7,568,302**	**65% - Estimated Cost to Local Seminole County Buisness**
ROADWAY IMPROVEMENTS - COST OF WORK		**$ 5,255,959**	**4,078,565**	
0100	ALLOWANCES	$ 263,000	$ -	
0100	CONTINGENCIES	$ 153,086	$ -	
0105	SURVEYING	$ 50,000	$ -	
0143	TESTING SERVICES	$ 55,002	$ -	
0200	DEMOLITION	$ 366,413	$ -	*Concrete & Milling Demo*
0500	METALS	$ 64,790	$ 64,790	*Railings*
1000	SPECIALTIES	$ 60,098	$ 60,098	*Signage & Mailboxes*
3100	EARTHWORK & GRADING	$ 1,032,916	$ 1,032,916	*Erosion Control, Grubbing, Earthwork*
3200	PAVING, CURBING, & SPECIALTIES	$ 2,142,938	$ 2,142,938	*Paving, Curbing, Concrete, Markings*
3230	SITE IMPROVEMENTS - HARDSCAPE	$ 215,595	$ 215,595	*Retaining Walls*
3280	LANDSCAPE & IRRIGATION	$ 437,374	$ 172,981	
3300	UNDERGROUND UTILITIES	$ 292,813	$ 292,813	*Drainage*
3300	SIGNALIZATION	$ 96,434	$ 96,434	
8000	EXTRA SERVICES	$ 25,500	$ -	
ROADWAY IMPROVEMENTS - GENERAL CONDITIONS		**$ 530,993**	**36,745**	
9010	SECURITY COSTS	$ 75,850	$ -	
9020	TEMPORARY FACILITIES	$ 187,784	$ -	
9030	TRASH & DEBRIS CONTROL	$ 74,060	$ -	
9040	SPECIALTY EQUIPMENT	$ 13,000	$ -	
9050	STORAGE FEES	$ -	$ -	
9060	INSURANCE	$ 98,327	$ -	
9070	PERMITS	$ 36,745	$ 36,745	
9080	BONDS	$ 45,227	$ -	
ROADWAY IMPROVEMENTS - FIXED MANAGEMENT FEE		**$ 799,178**	**799,178**	
9090	CONSTRUCTION MANAGEMENT FEE	$ 799,178	$ 799,178	
	ROADWAY IMPROVEMENTS TOTAL	**6,586,130**	**4,914,488**	**75% - Estimated Cost to Local Seminole County Buisness**

PHASE 1 - GUARANTEED MAXIMUM PRICE
SCHEDULE OF VALUES - BASE BID

Project: ROLLING HILLS COMMUNITY PARK & ROADWAY
Drawing #: R210112.00
1907084
Parcel ID: LONGWOOD, FL PARCEL ID: 01-21-29-5CK-2500
Architect: GAI & COMMUNITY SOLUTION GROUP
HDR & CPH
Estimator: K. KIEFER
Date: 1/16/2026
Version: GMP
Plan / Basis: ROLLING HILLS COMMUNITY PARK TRAIL - PHASE 1A DATED OCTOBER 22, 2025
ROLLING HILLS COMMUNITY PARK TRAIL ALTERNATE - A, B, C, D, E, & F DATED MAY 30, 2025
ROLLING HILLS AREA ROADWAYS PHASE 1

DIV.	SCOPE OF WORK	SCHEDULE OF VALUES	ESTIMATED COST TO LOCAL SEMINOLE COUNTY BUSINESS	NOTES
ROADWAY UTILITIES - COST OF WORK		**$ 1,803,025**	**1,690,697**	
0100	ALLOWANCES	$ 100,000	$ -	
0100	CONTINGENCIES	$ 53,721	$ -	
3300	UNDERGROUND UTILITIES	$ 1,690,697	$ 1,690,697	
3300	UTILITIES BY DUKE	$ -	$ -	*Right of Way (No Cost Impact to Relocate)*
3300	UTILITIES BY SPECTRUM	$ -	$ -	*Right of Way (No Cost Impact to Relocate)*
3300	UTILITIES BY CENTURYLINK	$ -	$ -	*Right of Way (No Cost Impact to Relocate)*
8000	EXTRA SERVICES	$ -	$ -	
9000	VE-12 HDPE PIPE ADJUSTMENT	$ (41,393)	$ -	
ROADWAY UTILITIES - GENERAL CONDITIONS		**$ 56,823**	**11,261**	
9010	SECURITY COSTS	$ -	$ -	*See Roadway Improvements*
9020	TEMPORARY FACILITIES	$ -	$ -	*See Roadway Improvements*
9030	TRASH & DEBRIS CONTROL	$ -	$ -	*See Roadway Improvements*
9040	SPECIALTY EQUIPMENT	$ -	$ -	*See Roadway Improvements*
9050	STORAGE FEES	$ -	$ -	
9060	INSURANCE	$ 32,346	$ -	
9070	PERMITS	$ 11,261	$ 11,261	
9080	BONDS	$ 13,216	$ -	
ROADWAY UTILITIES - FIXED MANAGEMENT FEE		**$ 262,561**	**262,561**	
9090	CONSTRUCTION MANAGEMENT FEE	$ 262,561	$ 262,561	
	ROADWAY UTILITIES TOTAL	**2,122,410**	**1,964,519**	**93% - Estimated Cost to Local Seminole County Buisness**
	GRAND TOTAL	**$ 20,360,224**	**$ 14,447,309**	**71% - Estimated Cost to Local Seminole County Buisness**

PHASE 1 - GUARANTEED MAXIMUM PRICE
SCHEDULE OF VALUES - PARK ALTERNATES ARE **INCLUDED**

Project: ROLLING HILLS COMMUNITY PARK & ROADWAY
Drawing #: R210112.00
Parcel ID: LONGWOOD, FL PARCEL ID: 01-21-29-5CK-2500
Architect: GAI & COMMUNITY SOLUTION GROUP
Estimator: K. KIEFER
Date: 1/16/2026
Version: GMP
Plan / Basis: ROLLING HILLS COMMUNITY PARK TRAIL ALTERNATE - A, B, C, D, E, & F
DATED MAY 30, 2025

DIV.	SCOPE OF WORK	SCHEDULE OF VALUES	ESTIMATED COST TO LOCAL SEMINOLE COUNTY BUSINESS	NOTES
PARK - TRELLIS & TRAIL LOOPS (A1) INCORPORATED IN FINAL GMP		**$ 583,526**	**286,038**	
0100	ALLOWANCES	$ -	$ -	
0100	CONTINGENCIES	$ 16,996	$ -	
0105	SURVEYING	$ 7,699	$ -	
0143	TESTING SERVICES	$ 1,500	$ -	
0300	CONCRETE	$ 15,000	$ -	*Trellis Footing*
1000	SPECIALTIES	$ 134,521	$ -	*Trellis*
3100	EARTHWORK & GRADING	$ 34,076	$ 34,076	
3200	PAVING, CURBING, & SPECIALTIES	$ 251,962	$ 251,962	
3230	SITE IMPROVEMENTS - HARDSCAPE	$ 10,618	$ -	
3280	LANDSCAPE & IRRIGATION	$ 111,155	$ -	
8000	EXTRA SERVICES	$ -	$ -	*Included in Base Proposal*
PARK (A1) - GENERAL CONDITIONS		**$ 17,977**	**3,563**	
9010	SECURITY COSTS	$ -	$ -	*Included in Base Proposal*
9020	TEMPORARY FACILITIES	$ -	$ -	*Included in Base Proposal*
9030	TRASH & DEBRIS CONTROL	$ -	$ -	*Included in Base Proposal*
9040	SPECIALTY EQUIPMENT	$ -	$ -	*Included in Base Proposal*
9050	STORAGE FEES	$ -	$ -	
9060	INSURANCE	$ 10,234	$ -	
9070	PERMITS	$ 3,563	$ 3,563	
9080	BONDS	$ 4,181	$ -	
PARK (A1) - FIXED MANAGEMENT FEE		**$ 83,068**	**83,068**	
9090	CONSTRUCTION MANAGEMENT FEE	$ 83,068	$ 83,068	
	PARK (A1) TOTAL	**684,572**	**372,668**	**54% - Estimated Cost to Local Seminole County Buisness**
PARK - BOARDWALK & SWITCHBACK WALKWAY (A2) INCORPORATED IN FINAL GMP		**$ 1,089,717**	**317,591**	
0100	ALLOWANCES	$ -	$ -	
0100	CONTINGENCIES	$ 31,739	$ -	
0105	SURVEYING	$ 7,138	$ -	
0143	TESTING SERVICES	$ 1,500	$ -	
0500	METALS	$ 82,914	$ 82,914	*Guardrails*
2200	PLUMBING	$ 40,722	$ 38,850	*Well and Irrigation Pump*
3100	EARTHWORK & GRADING	$ 32,542	$ 32,542	
3200	PAVING, CURBING, & SPECIALTIES	$ 163,285	$ 163,285	
3230	SITE IMPROVEMENTS - HARDSCAPE	$ 2,610	$ -	
3280	LANDSCAPE & IRRIGATION	$ 247,641	$ -	
3500	BOARDWALK	$ 479,626	$ -	*Pier*
8000	EXTRA SERVICES	$ -	$ -	*Included in Base Proposal*
PARK (A2) - GENERAL CONDITIONS		**$ 93,868**	**66,530**	
9010	SECURITY COSTS	$ -	$ -	*Included in Base Proposal*
9020	TEMPORARY FACILITIES	$ -	$ -	*Included in Base Proposal*
9030	TRASH & DEBRIS CONTROL	$ -	$ -	*Included in Base Proposal*
9040	SPECIALTY EQUIPMENT	$ -	$ -	*Included in Base Proposal*
9050	STORAGE FEES	$ -	$ -	
9060	INSURANCE	$ 19,111	$ -	
9070	PERMITS	$ 66,530	$ 66,530	
9080	BONDS	$ 8,228	$ -	
PARK (A2) - FIXED MANAGEMENT FEE		**$ 163,453**	**163,453**	
9090	CONSTRUCTION MANAGEMENT FEE	$ 163,453	$ 163,453	
	PARK (A2) TOTAL	**1,347,039**	**547,574**	**41% - Estimated Cost to Local Seminole County Buisness**
PARK - EAST TRAIL LOOP (A3) INCORPORATED IN FINAL GMP		**$ 285,006**	**213,963**	
0100	ALLOWANCES	$ -	$ -	
0100	CONTINGENCIES	$ 8,301	$ -	
0105	SURVEYING	$ 7,138	$ -	
0143	TESTING SERVICES	$ 1,500	$ -	
3100	EARTHWORK & GRADING	$ 30,886	$ 30,886	
3200	PAVING, CURBING, & SPECIALTIES	$ 183,077	$ 183,077	
3230	SITE IMPROVEMENTS - HARDSCAPE	$ 30,816	$ -	*Site Furnishings*
3280	LANDSCAPE & IRRIGATION	$ 23,288	$ -	
8000	EXTRA SERVICES	$ -	$ -	*Included in Base Proposal*
PARK (A3) - GENERAL CONDITIONS		**$ 8,781**	**1,740**	
9010	SECURITY COSTS	$ -	$ -	*Included in Base Proposal*
9020	TEMPORARY FACILITIES	$ -	$ -	*Included in Base Proposal*
9030	TRASH & DEBRIS CONTROL	$ -	$ -	*Included in Base Proposal*
9040	SPECIALTY EQUIPMENT	$ -	$ -	*Included in Base Proposal*
9050	STORAGE FEES	$ -	$ -	
9060	INSURANCE	$ 4,998	$ -	
9070	PERMITS	$ 1,740	$ 1,740	
9080	BONDS	$ 2,042	$ -	
PARK (A3) - FIXED MANAGEMENT FEE		**$ 40,572**	**40,572**	
9090	CONSTRUCTION MANAGEMENT FEE	$ 40,572	$ 40,572	
	PARK (A3) TOTAL	**334,358**	**256,275**	**77% - Estimated Cost to Local Seminole County Buisness**

PHASE 1 - GUARANTEED MAXIMUM PRICE

SCHEDULE OF VALUES - PARK ALTERNATES ARE **NOT INCLUDED**

Project: ROLLING HILLS COMMUNITY PARK & ROADWAY
Drawing #: R210112.00
Parcel ID: LONGWOOD, FL PARCEL ID: 01-21-29-5CK-2500
Architect: GAI & COMMUNITY SOLUTION GROUP
Estimator: K. KIEFER
Date: 1/16/2026
Version: GMP
Plan / Basis: ROLLING HILLS COMMUNITY PARK TRAIL ALTERNATE - A, B, C, D, E, & F DATED MAY 30, 2025

DIV.	SCOPE OF WORK	SCHEDULE OF VALUES	ESTIMATED COST TO LOCAL SEMINOLE COUNTY BUSINESS	NOTES
PARK - NORTH TRAIL LOOP (A4) NOT SELECTED		**$ 830,298**	**528,509**	
0100	ALLOWANCES	$ -	$ -	
0100	CONTINGENCIES	$ 24,183	$ -	
0105	SURVEYING	$ 13,154	$ -	
0143	TESTING SERVICES	$ 1,500	$ -	
0500	METALS	$ 30,956	$ 30,956	
3100	EARTHWORK & GRADING	$ 198,656	$ 198,656	*Import*
3200	PAVING, CURBING, & SPECIALTIES	$ 298,897	$ 298,897	
3280	LANDSCAPE & IRRIGATION	$ 262,951	$ -	
8000	EXTRA SERVICES	$ -	$ -	*Included in Base Proposal*
PARK (A4) - GENERAL CONDITIONS		**$ 25,580**	**5,069**	
9010	SECURITY COSTS	$ -	$ -	*Included in Base Proposal*
9020	TEMPORARY FACILITIES	$ -	$ -	*Included in Base Proposal*
9030	TRASH & DEBRIS CONTROL	$ -	$ -	*Included in Base Proposal*
9040	SPECIALTY EQUIPMENT	$ -	$ -	*Included in Base Proposal*
9050	STORAGE FEES	$ -	$ -	
9060	INSURANCE	$ 14,561	$ -	
9070	PERMITS	$ 5,069	$ 5,069	
9080	BONDS	$ 5,949	$ -	
PARK (A4) - FIXED MANAGEMENT FEE		**$ 118,197**	**118,197**	
9090	CONSTRUCTION MANAGEMENT FEE	$ 118,197	$ 118,197	
	PARK (A4) TOTAL	**974,074**	**651,775**	**67% - Estimated Cost to Local Seminole County Buisness**
PARK - MAINTENANCE BUILDING (A5) NOT SELECTED		**$ 1,259,775**	**288,316**	
0100	ALLOWANCES	$ -	$ -	
0100	CONTINGENCIES	$ 36,692	$ -	
0105	SURVEYING	$ 3,569	$ -	
0143	TESTING SERVICES	$ 1,500	$ -	
0400	MASONRY	$ 17,600	$ -	*Dumpster Screen Wall*
0500	METALS	$ 10,000	$ -	*Dumpster Gates*
1300	PRE-ENGINEERED METAL BUILDING	$ 629,721	$ -	*Complete PEMB*
3100	EARTHWORK & GRADING	$ 31,138	$ 31,138	
3200	PAVING, CURBING, & SPECIALTIES	$ 257,178	$ 257,178	
3230	SITE IMPROVEMENTS - HARDSCAPE	$ 12,000	$ -	*Bollards*
3280	LANDSCAPE & IRRIGATION	$ 10,377	$ -	
3300	UTILITIES	$ 250,000	$ -	
8000	EXTRA SERVICES	$ -	$ -	*Included in Base Proposal*
PARK (A5) - GENERAL CONDITIONS		**$ 38,811**	**7,691**	
9010	SECURITY COSTS	$ -	$ -	*Included in Base Proposal*
9020	TEMPORARY FACILITIES	$ -	$ -	*Included in Base Proposal*
9030	TRASH & DEBRIS CONTROL	$ -	$ -	*Included in Base Proposal*
9040	SPECIALTY EQUIPMENT	$ -	$ -	*Included in Base Proposal*
9050	STORAGE FEES	$ -	$ -	
9060	INSURANCE	$ 22,093	$ -	
9070	PERMITS	$ 7,691	$ 7,691	
9080	BONDS	$ 9,027	$ -	
PARK (A5) - FIXED MANAGEMENT FEE		**$ 179,335**	**179,335**	
9090	CONSTRUCTION MANAGEMENT FEE	$ 179,335	$ 179,335	
	PARK (A5) TOTAL	**1,477,921**	**475,342**	**32% - Estimated Cost to Local Seminole County Buisness**
PARK - PEDESTRIAN BRIDGE (A6) NOT SELECTED		**$ 238,313**	**-**	
0100	ALLOWANCES	$ -	$ -	
0100	CONTINGENCIES	$ 21,665	$ -	
0105	SURVEYING	$ 5,000	$ -	
0143	TESTING SERVICES	$ 1,500	$ -	
0300	CONCRETE	$ 53,071	$ -	*Abatement*
0500	METALS	$ 12,500	$ -	*Guardrails*
3100	EARTHWORK & GRADING	$ 7,500	$ -	
3230	SITE IMPROVEMENTS - HARDSCAPE	$ 137,077	$ -	*Bridge*
8000	EXTRA SERVICES	$ -	$ -	*Included in Base Proposal*
PARK (A6) - GENERAL CONDITIONS		**$ 7,342**	**1,455**	
9010	SECURITY COSTS	$ -	$ -	*Included in Base Proposal*
9020	TEMPORARY FACILITIES	$ -	$ -	*Included in Base Proposal*
9030	TRASH & DEBRIS CONTROL	$ -	$ -	*Included in Base Proposal*
9040	SPECIALTY EQUIPMENT	$ -	$ -	*Included in Base Proposal*
9050	STORAGE FEES	$ -	$ -	
9060	INSURANCE	$ 4,179	$ -	
9070	PERMITS	$ 1,455	$ 1,455	
9080	BONDS	$ 1,708	$ -	
PARK (A6) - FIXED MANAGEMENT FEE		**$ 33,925**	**33,925**	
9090	CONSTRUCTION MANAGEMENT FEE	$ 33,925	$ 33,925	
	PARK (A6) TOTAL	**279,580**	**35,380**	**13% - Estimated Cost to Local Seminole County Buisness**

Section 2

ALLOWANCES

COLLAGE

COLLAGE
CONSTRUCTION / INTEGRATED SERVICES

PHASE 1 - GUARANTEED MAXIMUM PRICE
ALLOWANCES - COMMUNITY PARK

Project:	ROLLING HILLS COMMUNITY PARK & ROADWAY	**Location:**	LONGWOOD, FL PARCEL ID: 01-21-29-5CK-2500
Drawing #:	R210112.00	**Date:**	1/16/2026
Architect:	GAI & COMMUNITY SOLUTION GROUP	**Version:**	GMP
Estimator:	K. KIEFER	**Plan / Basis:**	ROLLING HILLS COMMUNITY PARK TRAIL - PHASE 1A DATED OCTOBER 22, 2025

ALLOWANCES

The following allowances have been included in this GMP proposal to account for specific cost items that are not fully defined at this stage or within the design. Each allowance is intended to provide flexibility for items where additional scope or quantities may be determined later in the project. Any use of an allowance will require Owner approval with supporting documentation from vendors and suppliers. At the time of completion, the actual costs will be reconciled through a contract adjustment to reflect the cost incurred. Any unused funds will be credited back to the Owner at project closeout. Reference the allowances descriptions listed below.

There are no allowances included in the pricing for alternates A, B, C, D, E, and F. All costs are based solely on the scope defined in the drawings and the clarifications listed. it is assumed that if an allowance is required, it would be allocated from the base bid scope of work.

Park - Allowances

Description	Justification	Amount
Temporary Controls	This allowance is in the event additional construction fencing or barricading is required to control construction limits for public safety.	$15,000
Dewatering	Dewatering allowance for grid 3.6 storm pipe installation in the event of inclement weather.	$7,500
Top Soil	This is to allow for any top soil that might be required for landscape planting due to unsuitable or sandy soil conditions.	$100,000
Concealed Conditions	This is to allow for any areas within the park were underground items are concealed and have not been identified.	$55,000
Additional Well Pumps	This allowance is to remove additional pumps and wells located within the park that have not been identified in the design.	$46,800
Well Obstruction	This allowance is to cover any additional expense that might be incurred during the well removals. Any unknown obstructions or fishing of the pump can not be identified until the removal of the existing wells.	$45,000
	TOTAL PARK ALLOWANCES	**$269,300**

PHASE 1 - GUARANTEED MAXIMUM PRICE
ALLOWANCES - ROADWORK

Project:	ROLLING HILLS COMMUNITY PARK & ROADWAY	**Location:**	LONGWOOD, FL PARCEL ID: 01-21-29-5CK-2500
Drawing #:	1907084	**Date:**	1/16/2026
Architect:	HDR & CPH	**Version:**	GMP
Estimator:	K. KIEFER	**Plan / Basis:**	ROLLING HILLS COMMUNITY PARK TRAIL ALTERNATE

ALLOWANCES

The following allowances have been included in this GMP proposal to account for specific cost items that are not fully defined or within the design. Each allowance is intended to provide flexibility for items where additional scope or quantities may be determined later in the project. Any use of an allowance will require owner approval with supporting documentation from vendors and suppliers. At the time of completion, the actual costs will be reconciled through a contract adjustment to reflect the actual cost incurred and any unused funds will be credited back to the owner at project closeout.

Roadwork - Allowances

Description	Justification	Amount
Temporary Controls	This allowance is in the event additional construction fencing or barricading is required to control construction limits for public safety.	$15,000
Concealed Conditions	This allowance is to cover any concealed conditions that might exist during the installation of the drainage system.	$100,000
Security	This allowance is for a law enforcement presence at the intersection of North St. and Palm Springs Ave. during road construction.	$48,000
Utilities Coordination	This allowance is for any unforeseen delays that may occur during coordination efforts with Duke light pole installation.	$100,000
	TOTAL ROADWAY ALLOWANCES	**$263,000**

Roadwork Utilities - Allowances

Description	Justification	Amount
Utilities Conflicts	This is to allow for any unforeseen conflicts that may occur during relocation of the water lines.	$100,000
	TOTAL ROADWAY UTILITIES ALLOWANCES	**$100,000**
	GRAND TOTAL ALLOWANCES ROADWAY	**$363,000**

Section 3

ITEMIZED GMP & BID TAB

COLLAGE

PHASE 1 - GUARANTEED MAXIMUM PRICE

DIVISIONAL ITEMIZED COST BREAKDOWN - BASE BID

Project:	ROLLING HILLS COMMUNITY PARK & ROADWAY	**Location:**	LONGWOOD, FL PARCEL ID: 01-21-29-5CK-2500	**Community Park**	
Drawing #:	R210112.00	**Date:**	1/16/2026		*Approximate Site Area:*
Architect:	GAI & COMMUNITY SOLUTION GROUP	**Version:**	GMP		*Site Acres: 98 AC*
Estimator:	K. KIEFER	**Plan / Basis:**	ROLLING HILLS COMMUNITY PARK TRAIL - PHASE 1A DATED OCTOBER 22, 2025		*Proposed Work Area: 40AC*

DIV.	SCOPE OF WORK	QTY	UNIT	UNIT COST	TOTAL	DIVISON TOTAL
0100	**ALLOWANCES**	**40**	**AC**	**$ 6,733**		**$ 269,300**
0100	Allowance - Temporary Barriers For Public Safety	1	LS	$ 15,000	$ 15,000	
0100	Allowance - Dewatering for Storm Pipe Installation in Grid C3.6	30	DY	$ 250	$ 7,500	
0100	Allowance - Top Soil for Planting Due to Sandy Conditions	1	LS	$ 100,000	$ 100,000	
0100	Allowance - Underground Concealed Conditions	22	EA	$ 2,500	$ 55,000	
0100	Allowance - Additional Well and Pumps Removals	2	EA	$ 23,400	$ 46,800	*Champion Services*
0100	Allowance - Well Obstructions	10	DY	$ 4,500	$ 45,000	*Champion Services*
0100	**CONTINGENCY**					**$ 229,953**
0100	Contingency	3.0%	%		$ 229,953	
0105	**SURVEYING**	**40**	**AC**	**$ 4,932**		**$ 197,299**
0105	Construction Surveying Layout	1	LS	$ 197,299	$ 197,299	*Southeastern Surveying*
0143	**TESTING**	**40**	**AC**	**$ 1,375**		**$ 55,002**
0143	Material Testing	1	LS	$ 55,002	$ 55,002	*Deatrick Engineering*
0200	**DEMOLITION**	**40**	**AC**	**$ 2,330**		**$ 93,200**
	Demo	1	LS	$ 93,200.00	$ 93,200	*Champion Services*
02 41 13	Well Removal	1	LS	$ -	Included	*Champion Services*
02 41 13	Well Pump House Removal	1	LS	$ -	Included	*Champion Services*
02 41 13	Drain Field & Septic Removal	1	LS	$ -	Included	*Champion Services*
02 41 16	Restroom Building Demo	1	LS	$ -	Included	*Champion Services*
0500	**METALS**	**40**	**AC**	**$ 2,998**		**$ 119,916**
05 52 00	Metal Guard Railings	925	LF	$ 130	$ 119,916	*McCarthy Fab*
1000	**SPECIALTIES**	**40**	**AC**	**$ 12,087**		**$ 483,497**
10 14 00	Park Wayfinding & Monumental Signage	1	LS	$ 217,164	$ 217,164	*Vital Sign*
10 73 00	Pavilions, Foundation, & SOG	1	LS	$ 266,333	$ 266,333	*Rep Services*
2600	**SITE ELECTRICAL**	**40**	**AC**	**$ 1,618**		**$ 64,716**
26 50 00	Pavilions - Solar Lighting	3	EA	$ 18,047	$ 54,140	*Aireko Energy Group*
26 50 00	Irrigation - Electrical Power for Controllers	4	EA	$ 2,644	$ 10,576	*Aireko Energy Group*
3100	**CLEARING, EARTHWORK, GRADING**	**40**	**AC**	**$ 41,188**		**$ 1,647,507**
31 00 00	Site Contractor MOB & Labor	1	LS	$ 492,843.82	$ 492,844	*Mack*
31 00 00	Subcontractor P&P Bond	1	LS	$ 90,512.00	$ 90,512	*Mack*
	Demo	1	LS	$ 236,375.00	$ 236,375	*Mack*
31 13 13	Cart path & Asphalt	1	LS	$ -	Included	*Mack*
	Earthwork	1	LS	$ 827,776.00	$ 827,776	*Mack*
31 11 00	Clearing & Grubbing	1	LS	$ -	Included	*Mack*
31 22 00	Tree Removal	1	LS	$ -	Included	*Mack*
31 22 00	Grading	1	LS	$ -	Included	*Mack*
31 23 16	Excavation & Embankment	1	LS	$ -	Included	*Mack*
31 37 00	Compaction	1	LS	$ -	Included	*Mack*
31 37 00	Construction Entrances	1	LS	$ -	Included	*Mack*
31 37 00	Testing	1	LS	$ -	Included	*Mack*
	Construction Controls & Limits	1	LS	$ -	Included	*Mack*
31 00 00	Erosion Control	1	LS	$ -	Included	*Mack*
31 00 00	Tree Protection	1	LS	$ -	Included	*Mack*
31 00 00	Site Maintenance & Cleaning	1	LS	$ -	Included	*Mack*
3200	**BASE, PAVING, CURBING, SPECIALTIES**	**40**	**AC**	**$ 56,875**		**$ 2,275,002**
	Paving/ Concrete/ Accessories	1	LS	$ 2,275,002	$ 2,275,002	*Mack*
32 00 00	Maintenance of Traffic (MOT)	1	LS	$ -	Included	*Mack*
32 11 00	Base Course	1	LS	$ -	Included	*Mack*
32 12 16	Asphalt Paving	1	LS	$ -	Included	*Mack*
32 16 13	Concrete Curbs	1	LS	$ -	Included	*Mack*
32 16 23	Concrete Pads & Sidewalks	1	LS	$ -	Included	*Mack*
32 17 23	Pavement Markings / Striping	1	LS	$ -	Included	*Mack*
32 00 00	Detectable Warning Surfaces	1	LS	$ -	Included	*Mack*
32 00 00	Crossing Signage	1	LS	$ -	Included	*Mack*
32 00 00	Testing	1	LS	$ -	Included	*Mack*
3230	**SITE IMPROVEMENTS**	**40**	**AC**	**$ 29,705**		**$ 1,188,187**
32 18 13	Synthetic Surfaces	1	LS	$ 128,023	$ 128,023	*Southwest Greens*
32 32 00	Retaining Walls	1	LS	$ 989,000	$ 989,000	*Mack*
32 33 00	Benches & Bike Racks	1	LS	$ 25,737	$ 25,737	*Indoff*
32 33 00	Waste Receptacles	1	LS	$ 8,514	$ 8,514	*Bear Saver*
32 33 00	Site Furnishings Installation	1	LS	$ 21,121	$ 21,121	*Al Bosgraaf & Sons*
32 33 00	Bike Grab Bars	1	LS	$ 15,792	$ 15,792	*Graber Manufacturing*
3280	**LANDSCAPE & IRRIGATION**	**40**	**AC**	**$ 29,361**		**$ 1,174,434**
	Landscape / Sod / Irrigation	1	LS	$ 1,174,434	$ 1,174,434	
32 90 00	Landscaping	1	LS	$ -	Included	*Creative*
32 90 00	Sod	1	LS	$ -	Included	*Creative*
32 80 00	Irrigation	1	LS	$ -	Included	*Creative*
3300	**UTILITIES**	**40**	**AC**	**$ 1,789**		**$ 71,547**
	Water/ Drainage	1	LS	$ 71,547	$ 71,547	*Mack*
33 10 00	Water	1	LS	$ -	Included	*Mack*
33 40 00	Storm Drainage	1	LS	$ -	Included	*Mack*
8000	**EXTRA SERVICES**	**40**	**AC**	**$ 638**		**$ 25,500**
8000	Procore	0.22%	%	$ 10,000,000	$ 22,000	

PHASE 1 - GUARANTEED MAXIMUM PRICE

DIVISIONAL ITEMIZED COST BREAKDOWN - BASE BID

Project:	ROLLING HILLS COMMUNITY PARK & ROADWAY	**Location:**	LONGWOOD, FL PARCEL ID: 01-21-29-5CK-2500	**Community Park**	
Drawing #:	R210112.00	**Date:**	1/16/2026		*Approximate Site Area:*
Architect:	GAI & COMMUNITY SOLUTION GROUP	**Version:**	GMP		*Site Acres: 98 AC*
Estimator:	K. KIEFER	**Plan / Basis:**	ROLLING HILLS COMMUNITY PARK TRAIL - PHASE 1A DATED OCTOBER 22, 2025		*Proposed Work Area: 40AC*

DIV.	SCOPE OF WORK	QTY	UNIT	UNIT COST	TOTAL	DIVISON TOTAL
8000	As-Built Documents	1	LS	$ 3,500	$ 3,500	
9000	**ALTERNATES**	**40**	**AC**	**$ 59,149**		**$ 2,365,968**
9000	Trellis & Trail Loops (A1)	1	LS	$ 684,572	$ 684,572	*See A1 Itemized Breakdown*
9000	Boardwalk & Switchback (A2)	1	LS	$ 1,347,039	$ 1,347,039	*See A2 Itemized Breakdown*
9000	East Trail Loop (A3)	1	LS	$ 334,358	$ 334,358	*See A3 Itemized Breakdown*
9010	**SECURITY & SAFETY**	**40**	**AC**	**$ 2,159**		**$ 86,350**
9010	Jobsite Cameras / Monitoring	3	EA	$ 26,500	$ 79,500	*Stone Security*
9010	Job Specific Safety Plan (JSSP)	1	LS	$ 475	$ 475	
9010	Safety Audits	8	MO	$ 300	$ 2,400	
9010	Safety Interventions	1	LS	$ 1,500	$ 1,500	
9010	Safety Supplies / PPE	5	EA	$ 150	$ 750	
9010	Temp Fire Extinguishers	5	EA	$ 175	$ 875	
9010	First Aid Kit	1	EA	$ 250	$ 250	
9010	Site Water	8	MO	$ 75	$ 600	
9020	**TEMPORARY FACILITIES**	**40**	**AC**	**$ 5,117**		**$ 204,674**
Temporary Office						*Shared Expense Park & Roadway*
9020	Temporary Field Office	8	MO	$ 3,500	$ 28,000	*Wilscot*
9020	Temporary Field Office - Delivery & Pickup	1	LS	$ -	Included	*Wilscot*
9020	Temporary Field Office - Temp Connections	1	LS	$ 12,584	$ 12,584	*Aireko*
9020	Temporary Field Office - Disconnect	1	LS	$ 6,400	$ 6,400	*Aireko*
9020	Temporary Service & Meter - Duke Energy	1	LS	$ 15,000	$ 15,000	
9020	Temp Field Office Furnishings	1	LS	$ 6,200	$ 6,200	
9020	Temp Office Electrical Services Fees - Duke Energy	12	MO	$ 250	$ 3,000	
9020	Temp Field Office Water Bill	12	MO	$ 125	$ 1,500	
9020	Temp Field Office Phone / Data Bill	12	MO	$ 125	$ 1,500	
9020	Temp Drone / Aerial Photography	8	MO	$ 100	$ 800	
Temporary Fence						*Shared Expense Park & Roadway*
9020	Temporary Fencing (2000-lf)	12	MO	$ 1,240	$ 14,880	*United Rentals*
9020	Temporary Fencing - Install/Removal	1	LS	$ 10,360	$ 10,360	*United Rentals*
9020	Fence Repairs	1000	LF	$ 5	$ 5,000	
Sanitary Facilities						
9020	Temporary Toilets (6 each)	52	WK	$ 1,305	$ 67,860	*Toi Toi*
9020	Temporary Toilets - Delivery & Pickup	0	LS	$ -	Included	*Toi Toi*
9020	Temporary Handwash Station (3 each)	52	WK	$ 608	$ 31,590	*Toi Toi*
9020	Temporary Handwash Station - Delivery & Pickup	1	LS	$ -	Included	*Toi Toi*
9030	**TRASH & DEBRIS CONTROLS**	**40**	**AC**	**$ 1,652**		**$ 66,060**
9030	Waste Management - Dumpsters (1 pull per wk pull 12 months)	48	EA	$ 500	$ 24,000	
9030	Progress Cleaning	32	WK	$ 1,080	$ 34,560	
9030	Final Cleaning	1	LS	$ 7,500	$ 7,500	
9040	**SPECIALTY EQUIPMENT**	**40**	**AC**	**$ 325**		**$ 13,000**
9040	Onsite Equipment	1	LS	$ 10,000	$ 10,000	
9040	Equipment Supplies	12	MO	$ 250	$ 3,000	
9050	**STORAGE FEES**	**40**	**AC**	**$ -**		**$ -**
9050	Storage Fees	0	XX	$ -	$ -	
9060	**INSURANCE**	**40**	**AC**	**$ 3,624**		**$ 144,950**
9060	Liability Insurance	0.25%	%		$ 20,663	
9060	Builder's Risk Insurance	1.50%	%		$ 124,287	
9070	**PERMITS**	**40**	**AC**	**$ 1,682**		**$ 67,270**
9070	Temp Field Office Permit	1	LS	$ 250	$ 250	
9070	Miscellaneous Permit Requirements	1	LS	$ 2,500	$ 2,500	
9070	Permits	0.60%	%		$ 64,520	
9080	**BONDS**	**40**	**AC**	**$ 1,609**		**$ 64,377**
9080	Maintenance Bond	1	LS	$ 5,000	$ 5,000	
9080	Payment & Performance Bond	0.70%	%		$ 59,377	
9090	**FIXED MANAGEMENT FEE**	**40**	**AC**	**$ 29,490**		**$ 1,179,614**
9090	Construction Management Fee	13.81%	%		$ 1,179,614	
	TOTAL				**$ 12,087,324**	
					$ 302,183	*Cost per Acre*

PHASE 1 - GUARANTEED MAXIMUM PRICE
DIVISIONAL ITEMIZED COST BREAKDOWN - BASE BID

Project:	ROLLING HILLS COMMUNITY PARK & ROADWAY	**Location:**	LONGWOOD, FL PARCEL ID: 01-21-29-5CK-2500	**Roadway Surface Improvements**	
Drawing #:	1907084	**Date:**	1/16/2026	*Approximate Site Area:*	
Architect:	HDR & CPH	**Version:**	GMP	*North Street*	
Estimator:	K. KIEFER	**Plan / Basis:**	ROLLING HILLS AREA ROADWAYS PHASE 1	*Proposed Work Area: 3945 LF*	

DIV.	SCOPE OF WORK	QTY	UNIT	UNIT COST	TOTAL	DIVISON TOTAL / NOTES
0100	**ALLOWANCES**	**40**	**AC**	**$ 6,575**		**$ 263,000**
0100	Allowance - Temporary Barriers For Public Safety	1	LS	$ 15,000	$ 15,000	
0100	Allowance - Unseen or Concealed Conditions	1	LS	$ 100,000	$ 100,000	
0100	Allowance - Police Officer during Roadwork	960	HR	$ 50	$ 48,000	
0100	Allowance - Coordination with Public Utilities	1	LS	$ 100,000	$ 100,000	
0100	**CONTINGENCY**					**$ 153,086**
0100	Contingency	3.0%	%		$ 153,086	
0105	**SURVEYING**	**40**	**AC**	**$ 1,250**		**$ 50,000**
0105	Construction Surveying Layout	1	LS	$ 50,000	$ 50,000	*Southeastern Surveying*
0143	**TESTING**	**40**	**AC**	**$ 1,375**		**$ 55,002**
0143	Material Testing	1	LS	$ 55,002	$ 55,002	*Deatrick Engineering*
0200	**DEMOLITION**	**3945**	**LF**	**$ 93**		**$ 366,413**
	Demo	1	LS	$ 366,413	$ 366,413	*Mack*
02 41 13	Concrete Demo	1	LS	$ -	Included	*Mack*
02 41 13	Asphalt Demo	1	LS	$ -	Included	*Mack*
0500	**METALS**	**3945**	**LF**	**$ 16**		**$ 64,790**
05 52 00	Metal Guard Railings	1	LS	$ 64,790	$ 64,790	*McCarthy*
1000	**SPECIALTIES**	**3945**	**LF**	**$ 15**		**$ 60,098**
	Specialties	1	LS	$ -	$ 60,098	*Mack*
10 14 00	Signage	1	LS	$ -	Included	*Mack*
10 55 23	Mailboxes	1	LS	$ -	Included	*Mack*
3100	**CLEARING, EARTHWORK, GRADING**	**3945**	**LF**	**$ 262**		**$ 1,032,916**
31 00 00	Site Contractor MOB & Labor	1	LS	$ 268,552	$ 268,552	*Mack*
31 00 00	Subcontractor P&P Bond	1	LS	$ 79,561	$ 79,561	*Mack*
	Earthwork	1	LS	$ 684,803	$ 684,803	*Mack*
31 11 00	Clearing & Grubbing	1	LS	$ -	Included	*Mack*
31 22 00	Tree Removal	1	LS	$ -	Included	*Mack*
31 11 00	Excavation	1	LS	$ -	Included	*Mack*
31 22 00	Fill	1	LS	$ -	Included	*Mack*
31 23 16	Storm Water Pollution Prevention Plan	1	LS	$ -	Included	*Mack*
31 37 00	Excavation Quantity Adjustments	1	LS	$ -	Included	*Mack*
31 37 00	Street Sweeping	1	LS	$ -	Included	*Mack*
31 37 00	Dust Control / Water Trucks	1	LS	$ -	Included	*Mack*
	Construction Controls & Limits	1	LS	$ -	Included	*Mack*
31 00 00	Sediment Control	1	LS	$ -	Included	*Mack*
31 00 00	Inlet Protection	1	LS	$ -	Included	*Mack*
	Construction Maintenance	1	LS	$ -	Included	*Mack*
31 00 00	Litter Control	1	LS	$ -	Included	*Mack*
31 00 00	Mowing	1	LS	$ -	Included	*Mack*
3200	**BASE, PAVING, CURBING, SPECIALTIES**	**3945**	**LF**	**$ 543**		**$ 2,142,938**
32 00 00	Maintenance of Traffic (MOT)	1	LS	$ 248,824	$ 248,824	*Mack*
	Paving/ Concrete/ Accessories	1	LS	$ 1,894,114	$ 1,894,114	*Mack*
32 11 00	Stabilization	1	LS	$ -	Included	*Mack*
32 11 00	Base Course	1	LS	$ -	Included	*Mack*
32 12 16	Asphalt Paving	1	LS	$ -	Included	*Mack*
32 13 16	Patterned Paving	1	LS	$ -	Included	*Mack*
32 16 13	Concrete Curbs	1	LS	$ -	Included	*Mack*
32 16 23	Concrete	1	LS	$ -	Included	*Mack*
32 17 23	Painted Pavement Markings	1	LS	$ -	Included	*Mack*
32 17 23	Raised Pavement Markings	1	LS	$ -	Included	*Mack*
32 17 26	Detectable Warning Surfacing	1	LS	$ -	Included	*Mack*
3230	**SITE IMPROVEMENTS**	**3945**	**LF**	**$ 55**		**$ 215,595**
32 32 00	Retaining Wall - Gravity Wall	1	LS	$ 215,595	$ 215,595	*Mack*
3280	**LANDSCAPE & IRRIGATION**	**3945**	**LF**	**$ 111**		**$ 437,374**
	Landscape / Sod / Irrigation	1	LS	$ 261,749	$ 261,749	*Creative*
32 90 00	Landscaping	1	LS	$ -	Included	*Creative*
32 80 00	Irrigation	1	LS	$ -	Included	*Creative*
26 50 00	Irrigation - Electrical Power for Controller	1	EA	$ 2,644	$ 2,644	*Aireko Energy Group*
32 90 00	Sod	1	LS	$ 172,981	$ 172,981	*Mack*
3300	**UTILITIES**	**3945**	**LF**	**$ 74**		**$ 292,813**
33 40 00	Storm Drainage	1	LS	$ 292,813	$ 292,813	*Mack*
3400	**SIGNALIZATION**	**3945**	**LF**	**$ 24**		**$ 96,434**
	Signalization	1	LS	$ 96,434	$ 96,434	*Mack*
34 41 13	Traffic Signal - Loop	1	LS	$ -	Included	*Mack*
34 41 33	Warning Lighting Signs	1	LS	$ -	Included	*Mack*
8000	**EXTRA SERVICES**	**40**	**AC**	**$ 638**		**$ 25,500**
8000	Procore	0.22%	%	$ 10,000,000	$ 22,000	
8000	As-Built Documents	1	LS	$ 3,500	$ 3,500	
9010	**SECURITY & SAFETY**	**40**	**AC**	**$ 1,896**		**$ 75,850**
9010	Jobsite Cameras / Monitoring	2	EA	$ 34,500	$ 69,000	*Stone Security*
9010	Job Specific Safety Plan (JSSP)	1	LS	$ 475	$ 475	

PHASE 1 - GUARANTEED MAXIMUM PRICE
DIVISIONAL ITEMIZED COST BREAKDOWN - BASE BID

Project:	ROLLING HILLS COMMUNITY PARK & ROADWAY	**Location:**	LONGWOOD, FL PARCEL ID: 01-21-29-5CK-2500	**Roadway Surface Improvements**	
Drawing #:	1907084	**Date:**	1/16/2026	*Approximate Site Area:*	
Architect:	HDR & CPH	**Version:**	GMP	*North Street*	
Estimator:	K. KIEFER	**Plan / Basis:**	ROLLING HILLS AREA ROADWAYS PHASE 1	*Proposed Work Area: 3945 LF*	

DIV.		SCOPE OF WORK	QTY	UNIT	UNIT COST	TOTAL	DIVISON TOTAL / NOTES
	9010	Safety Audits	8	MO	$ 300	$ 2,400	
	9010	Safety Interventions	1	LS	$ 1,500	$ 1,500	
	9010	Safety Supplies / PPE	5	EA	$ 150	$ 750	
	9010	Temp Fire Extinguishers	5	EA	$ 175	$ 875	
	9010	First Aid Kit	1	EA	$ 250	$ 250	
	9010	Site Water	8	MO	$ 75	$ 600	
9020	**TEMPORARY FACILITIES**		**40**	**AC**	**$ 4,695**		**$ 187,784**
Temporary Office							*Shared Expense Park & Roadway*
	9020	Temporary Field Office	8	MO	$ 3,500	$ 28,000	*Wilscot*
	9020	Temporary Field Office - Delivery & Pickup	1	LS	$ -	Included	*Wilscot*
	9020	Temporary Field Office - Temp Connections	1	LS	$ 12,584	$ 12,584	*Aireko*
	9020	Temporary Field Office - Disconnect	1	LS	$ 6,400	$ 6,400	*Aireko*
	9020	Temporary Service & Meter - Duke Energy	1	LS	$ 15,000	$ 15,000	
	9020	Temp Field Office Furnishings	1	LS	$ 4,200	$ 4,200	
	9020	Temp Office Electrical Services Fees - Duke Energy	8	MO	$ 250	$ 2,000	
	9020	Temp Field Office Water Bill	8	MO	$ 125	$ 1,000	
	9020	Temp Field Office Phone / Data Bill	8	MO	$ 125	$ 1,000	
	9020	Temp Drone / Aerial Photography	8	MO	$ 100	$ 800	
Temporary Fence							*Shared Expense Park & Roadway*
	9020	Temporary Fencing (2000-lf)	16	MO	$ 1,240	$ 19,840	*United Rentals*
	9020	Temporary Fencing - Install/Removal	1	LS	$ 10,360	$ 10,360	*United Rentals*
	9020	Fence Repairs	1000	LF	$ 5	$ 5,000	
Sanitary Facilities							
	9020	Temporary Toilets (6 each)	64	WK	$ 870	$ 55,680	*Toi Toi*
	9020	Temporary Toilets - Delivery & Pickup	0	LS	$ -	Included	*Toi Toi*
	9020	Temporary Handwash Station (3 each)	64	WK	$ 405	$ 25,920	*Toi Toi*
	9020	Temporary Handwash Station - Delivery & Pickup	1	LS	$ -	Included	*Toi Toi*
9030	**TRASH & DEBRIS CONTROLS**		**40**	**AC**	**$ 1,852**		**$ 74,060**
	9030	Waste Management - Dumpsters (1 pull per wk pull 12 months)	64	EA	$ 500	$ 32,000	
	9030	Progress Cleaning	32	WK	$ 1,080	$ 34,560	
	9030	Final Cleaning	1	LS	$ 7,500	$ 7,500	
9040	**SPECIALTY EQUIPMENT**		**40**	**AC**	**$ 325**		**$ 13,000**
	9040	Onsite Equipment	1	LS	$ 10,000	$ 10,000	
	9040	Equipment Supplies	12	MO	$ 250	$ 3,000	
9050	**STORAGE FEES**		**40**	**AC**	**$ -**		**$ -**
	9050	Storage Fees	0	XX	$ -	$ -	
9060	**INSURANCE**		**40**	**AC**	**$ 2,458**		**$ 98,327**
	9060	Liability Insurance	0.25%	%		$ 14,017	
	9060	Builder's Risk Insurance	1.50%	%		$ 84,310	
9070	**PERMITS**		**40**	**AC**	**$ 919**		**$ 36,745**
	9070	Miscellaneous Permit Requirements	1	LS	$ 2,500	$ 2,500	
	9070	Permits	0.60%	%		$ 34,245	
9080	**BONDS**		**40**	**AC**	**$ 1,131**		**$ 45,227**
	9080	Maintenance Bond	1	LS	$ 5,000	$ 5,000	
	9080	Payment & Performance Bond	0.70%	%		$ 40,227	
9090	**FIXED MANAGEMENT FEE**		**40**	**AC**	**$ 19,979**		**$ 799,178**
	9090	Construction Management Fee	13.81%	%		$ 799,178	
		TOTAL				**$ 6,586,130**	
						$ 1,669	*Cost per Linear Foot of Roadway*

COLLAGE
CONSTRUCTION ▪ INTEGRATED SERVICES

PHASE 1 - GUARANTEED MAXIMUM PRICE
DIVISIONAL ITEMIZED COST BREAKDOWN - BASE BID

Project:	ROLLING HILLS COMMUNITY PARK & ROADWAY	**Location:**	LONGWOOD, FL PARCEL ID: 01-21-29-5CK-2500	**Roadway Utilities Relocations**	
Drawing #:	1907084	**Date:**	1/16/2026	*Approximate Site Area:*	
Architect:	HDR & CPH	**Version:**	GMP	*North Street*	
Estimator:	K. KIEFER	**Plan / Basis:**	ROLLING HILLS AREA ROADWAYS PHASE 1	*Proposed Work Area: 3945 LF*	

DIV.		SCOPE OF WORK	QTY	UNIT	UNIT COST	TOTAL	DIVISON TOTAL / NOTES
0100	**ALLOWANCES**		**3,945**	**LF**	**$ 25**		**$ 100,000**
	0100	Allowance - Utilities Conflicts	1	LS	$ 100,000	$ 100,000	
0100	**CONTINGENCY**						**$ 53,721**
	0100	Contingency	3.0%	%		$ 53,721	
3300	**UTILITIES**		**3,845**	**LF**	**$ 440**		**$ 1,690,697**
	33 10 00	Subcontractor P&P Bond	1.0	LS	$ 30,710	$ 30,710	*Mack*
	33 10 00	Water Utilities	1.0	LS	$ 1,659,987	$ 1,659,987	*Mack*
	33 70 00	Electrical Distribution (Duke)	-	LS	$ -	$ -	*No Cost Impact - Right of Way*
	33 80 00	Communications (Spectrum OTV)	-	LS	$ -	$ -	*No Cost Impact - Right of Way*
	33 80 00	Communications (CenturyLink BFOC)	-	LS	$ -	$ -	*No Cost Impact - Right of Way*
8000	**EXTRA SERVICES**		**40**	**AC**	**$ -**		**$ -**
	8000	Extra Services	0.00%	XX	$ -	$ -	*See Roadway*
9010	**SECURITY & SAFETY**		**40**	**AC**	**$ -**		**$ -**
	9010	Security	0	XX	$ -	$ -	*See Roadway*
9020	**TEMPORARY FACILITIES**		**40**	**AC**	**$ -**		**$ -**
	9020	Temporary Facilities	0	XX	$ -	$ -	*See Roadway*
9030	**TRASH & DEBRIS CONTROLS**		**40**	**AC**	**$ -**		**$ -**
	9030	Waste Management - Dumpsters	0	XX	$ -	$ -	*See Roadway*
9040	**SPECIALTY EQUIPMENT**		**40**	**AC**	**$ -**		**$ -**
	9040	Onsite Equipment	0	XX	$ -	$ -	*See Roadway*
9050	**STORAGE FEES**		**40**	**AC**	**$ -**		**$ -**
	9050	Storage Fees	0	XX	$ -	$ -	*See Roadway*
9060	**INSURANCE**		**40**	**AC**	**$ 809**		**$ 32,346**
	9060	Liability Insurance	0.25%	%		$ 4,611	
	9060	Builder's Risk Insurance	1.50%	%		$ 27,735	
9070	**PERMITS**		**40**	**AC**	**$ 282**		**$ 11,261**
	9070	Permits	0.60%	%		$ 11,261	
9080	**BONDS**		**40**	**AC**	**$ 330**		**$ 13,216**
	9080	Payment & Performance Bond	0.70%	%		$ 13,216	
9090	**FIXED MANAGEMENT FEE**		**40**	**AC**	**$ 6,564**		**$ 262,561**
	9090	Construction Management Fee	13.81%	%		$ 262,561	
		TOTAL				**$ 2,163,803**	
						$ 563	*Cost per Linear Foot of Roadway*

COLLAGE
CONSTRUCTION ▪ INTEGRATED SERVICES

PHASE 1 - GUARANTEED MAXIMUM PRICE

DIVISIONAL ITEMIZED COST BREAKDOWN - PARK ALTERNATE A (A1) ARE INCLUDED IN THE TOTAL SUMMARY COST

Project:	ROLLING HILLS COMMUNITY PARK & ROADWAY	**Location:**	LONGWOOD, FL PARCEL ID: 01-21-29-5CK-2500	**COMMUNITY PARK - ALTERNATE A (A1) TRELLIS & TRAIL LOOPS**	
Drawing #:	R210112.00	**Date:**	1/16/2026	*Approximate Site Area:*	
Architect:	GAI & COMMUNITY SOLUTION GROUP	**Version:**	GMP	*Site Acres: 3.5 AC*	
Estimator:	K. KIEFER	**Plan / Basis:**	ROLLING HILLS COMMUNITY PARK TRAIL ALTERNATE - A, B, C, D, E, & F DATED MAY 30, 2025	*Proposed Work Area: 3.5 AC*	

DIV.	SCOPE OF WORK	QTY	UNIT	UNIT COST	TOTAL	DIVISON TOTAL
0100	ALLOWANCES	**3.5**	**AC**	**$ -**		**$ -**
	0100 Allowances	1	LS	$ -	$ -	*Base Proposal*
0100	CONTINGENCY					**$ 16,996**
	0100 Contingency	3.0%	%		$ 16,996	
0105	SURVEYING	**3.5**	**AC**	**$ 2,200**		**$ 7,699**
	0105 Construction Surveying Layout	1	LS	$ 7,699	$ 7,699	*Southeastern Surveying*
0143	TESTING	**3.5**	**AC**	**$ 429**		**$ 1,500**
	0143 Material Testing	1	LS	$ 1,500	$ 1,500	*Deatrick Engineering*
0300	CONCRETE	**3.5**	**AC**	**$ 4,286**		**$ 15,000**
	03 30 53 Trellis Footing	6	CY	$ 2,500	$ 15,000	
1000	SPECIALTIES	**3.5**	**AC**	**$ 38,435**		**$ 134,521**
	10 73 00 Protective Cover - Trellis	1850	SF	$ 73	$ 134,521	*White*
3100	CLEARING, EARTHWORK, GRADING	**3.5**	**AC**	**$ 9,736**		**$ 34,076**
	31 00 00 Site Contractor P&P Bond	1	LS	$ 5,855	$ 5,855	*Mack*
	Earthwork	1	LS	$ 28,221	$ 28,221	*Mack*
	31 11 00 Clearing & Grubbing	1	LS	$ -	Included	*Mack*
	31 22 00 Grading	1	LS	$ -	Included	*Mack*
	31 23 16 Excavation & Embankment	1	LS	$ -	Included	*Mack*
	31 37 00 Compaction	1	LS	$ -	Included	*Mack*
	31 37 00 Construction Entrances	1	LS	$ -	Included	*Mack*
	31 37 00 Testing	1	LS	$ -	Included	*Mack*
	Construction Controls & Limits	1	LS	$ -	Included	*Mack*
	31 00 00 Erosion Control	1	LS	$ -	Included	*Mack*
	31 00 00 Tree Protection	1	LS	$ -	Included	*Mack*
	31 00 00 Site Maintenance & Cleaning	1	LS	$ -	Included	*Mack*
3200	BASE, PAVING, CURBING, SPECIALTIES	**3.5**	**AC**	**$ 71,989**		**$ 251,962**
	Paving/ Concrete/ Accessories	1	LS	$ 251,962	$ 251,962	*Mack*
	32 11 00 Base Course	1	LS	$ -	Included	*Mack*
	32 12 16 Asphalt Paving	1	LS	$ -	Included	*Mack*
	32 16 13 Concrete Curbs	1	LS	$ -	Included	*Mack*
	32 16 23 Concrete Sidewalks	1	LS	$ -	Included	*Mack*
	32 00 00 Testing	1	LS	$ -	Included	*Mack*
3230	SITE IMPROVEMENTS	**3.5**	**AC**	**$ 3,034**		**$ 10,618**
	32 33 00 Benches	7	EA	$ 1,009	$ 7,061	*Indoff*
	32 33 00 Site Furnishings Installation	7	LS	$ 508	$ 3,557	*Al Bosgraaf & Sons*
3280	LANDSCAPE & IRRIGATION	**3.5**	**AC**	**$ 31,759**		**$ 111,155**
	Landscape / Sod / Irrigation	1	LS	$ -	$ 111,155	*Creative*
	32 90 00 Landscaping	1	LS	$ -	Included	*Creative*
	32 90 00 Sod	1	LS	$ -	Included	*Creative*
	32 80 00 Irrigation	1	LS	$ -	Included	*Creative*
8000	EXTRA SERVICES	**3.5**	**AC**	**$ -**		**$ -**
	8000 Extra Services	0.00%	XX	$ -	$ -	*See Base Proposal*
9010	SECURITY & SAFETY	**3.5**	**AC**	**$ -**		**$ -**
	9010 Security	0	XX	$ -	$ -	*See Base Proposal*
9020	TEMPORARY FACILITIES	**3.5**	**AC**	**$ -**		**$ -**
	9020 Temporary Facilities	0	XX	$ -	$ -	*See Base Proposal*
9030	TRASH & DEBRIS CONTROLS	**3.5**	**AC**	**$ -**		**$ -**
	9030 Waste Management - Dumpsters	0	XX	$ -	$ -	*See Base Proposal*
9040	SPECIALTY EQUIPMENT	**3.5**	**AC**	**$ -**		**$ -**
	9040 Onsite Equipment	0	XX	$ -	$ -	*See Base Proposal*
9050	STORAGE FEES	**3.5**	**AC**	**$ -**		**$ -**
	9050 Storage Fees	0	XX	$ -	$ -	*See Base Proposal*
9060	INSURANCE	**3.5**	**AC**	**$ 2,924**		**$ 10,234**
	9060 Liability Insurance	0.25%	%		$ 1,459	
	9060 Builder's Risk Insurance	1.50%	%		$ 8,775	
9070	PERMITS	**3.5**	**AC**	**$ 1,018**		**$ 3,563**
	9070 Permits	0.60%	%		$ 3,563	
9080	BONDS	**3.5**	**AC**	**$ 1,195**		**$ 4,181**
	9080 Payment & Performance Bond	0.70%	%		$ 4,181	
9090	FIXED MANAGEMENT FEE	**3.5**	**AC**	**$ 23,734**		**$ 83,068**
	9090 Construction Management Fee	13.81%	%		$ 83,068	
	TOTAL				**$ 684,572**	
					$ 4	*Cost per Acre*

COLLAGE
CONSTRUCTION ▪ INTEGRATED SERVICES

PHASE 1 - GUARANTEED MAXIMUM PRICE

DIVISIONAL ITEMIZED COST BREAKDOWN - PARK ALTERNATE D (A2) ARE INCLUDED IN THE TOTAL SUMMARY COST

Project:	ROLLING HILLS COMMUNITY PARK & ROADWAY	**Location:**	LONGWOOD, FL PARCEL ID: 01-21-29-5CK-2500	**COMMUNITY PARK - ALTERNATE D (A2)**	
				Boardwalk & Switchback	
Drawing #:	R210112.00	**Date:**	1/16/2026	*Approximate Site Area:*	
Architect:	GAI & COMMUNITY SOLUTION GROUP	**Version:**	GMP		*Site Acres: 0.5 AC*
Estimator:	K. KIEFER	**Plan / Basis:**	ROLLING HILLS COMMUNITY PARK TRAIL ALTERNATE - A, B, C, D, E, & F DATED MAY 30, 2025		*Proposed Work Area: 0.5 AC*

DIV.	SCOPE OF WORK	QTY	UNIT	UNIT COST	TOTAL	DIVISON TOTAL
0100	ALLOWANCES	**0.5**	**AC**	**$ -**		**$ -**
	0100 Allowances	1	LS	$ -	$ -	*Base Proposal*
0100	CONTINGENCY					**$ 31,739**
	0100 Contingency	3.0%	%		$ 31,739	
0105	SURVEYING	**0.5**	**AC**	**$ 14,276**		**$ 7,138**
	0105 Construction Surveying Layout	1	LS	$ 7,138	$ 7,138	*Southeastern Surveying*
0143	TESTING	**0.5**	**AC**	**$ 3,000**		**$ 1,500**
	0143 Material Testing	1	LS	$ 1,500	$ 1,500	
0500	METALS	**0.5**	**AC**	**$ 165,828**		**$ 82,914**
	Railings	1	LS	$ 82,914	$ 82,914	*McCarthy Fab*
	05 52 00 Metal Guard Railings	1	LS	$ -	Included	*McCarthy Fab*
	05 52 00 Metal Hand Railings	1	LF	$ -	Included	*McCarthy Fab*
2200	PLUMBING	**0.5**	**AC**	**$ 81,444**		**$ 40,722**
	22 00 00 Water Well & Components	1	LS	$ 38,850	$ 38,850	*Dick Joyce*
	26 00 00 Power Supply and Disconnect to Well	1	LS	$ 1,872	$ 1,872	*Aireko*
3100	CLEARING, EARTHWORK, GRADING	**0.5**	**AC**	**$ 65,083**		**$ 32,542**
	31 00 00 Site Contractor P&P Bond	1	LS	$ -	$ 4,403	*Mack*
	Earthwork	1	LS	$ -	$ 28,139	*Mack*
	31 11 00 Clearing & Grubbing	1	LS	$ -	Included	*Mack*
	31 22 00 Grading	1	LS	$ -	Included	*Mack*
	31 23 16 Excavation & Embankment	1	LS	$ -	Included	*Mack*
	31 37 00 Compaction	1	LS	$ -	Included	*Mack*
	31 37 00 Construction Entrances	1	LS	$ -	Included	*Mack*
	31 37 00 Testing	1	LS	$ -	Included	*Mack*
	Construction Controls & Limits	1	LS	$ -	Included	*Mack*
	31 00 00 Erosion Control	1	LS	$ -	Included	*Mack*
	31 00 00 Tree Protection	1	LS	$ -	Included	*Mack*
	31 00 00 Site Maintenance & Cleaning	1	LS	$ -	Included	*Mack*
3200	BASE, PAVING, CURBING, SPECIALTIES	**0.5**	**AC**	**$ 326,570**		**$ 163,285**
	Paving/ Concrete/ Accessories	1	LS	$ 163,285	$ 163,285	*Mack*
	32 11 00 Base Course	1	LS	$ -	Included	*Mack*
	32 12 16 Asphalt Paving	1	LS	$ -	Included	*Mack*
	32 16 23 Concrete Sidewalks & Stairs	1	LS	$ -	Included	*Mack*
	32 00 00 Testing	1	LS	$ -	Included	*Mack*
3230	SITE IMPROVEMENTS	**0.5**	**AC**	**$ 5,221**		**$ 2,610**
	32 32 00 Retaining Walls	1	LS	$ 1	Included	*Mack*
	32 33 00 Benches	2	EA	$ 1,009	$ 2,017	*Indoff*
	32 33 00 Site Furnishings Installation	2	LS	$ 296	$ 593	*Al Bosgraaf & Sons*
3280	LANDSCAPE & IRRIGATION	**0.5**	**AC**	**$ 495,282**		**$ 247,641**
	Landscape / Sod / Irrigation	1	LS	$ -	$ 244,997	
	32 90 00 Landscaping	1	LS	$ -	Included	*Creative*
	32 90 00 Sod	1	LS	$ -	Included	*Creative*
	32 80 00 Irrigation	1	LS	$ -	Included	*Creative*
	32 80 00 Irrigation - Electrical Power for Controllers	1	LS	$ 2,644	$ 2,644	*Aireko*
3500	MARINE CONSTRUCTION	**0.5**	**AC**	**$ 959,252**		**$ 479,626**
	35 59 00 Boardwalk	3235	SF	$ 148	$ 479,626	*Q-ICE Builders*
8000	EXTRA SERVICES	**0.5**	**AC**	**$ -**		**$ -**
	8000 Extra Services	0.00%	XX	$ -	$ -	*See Base Proposal*
9010	SECURITY & SAFETY	**0.5**	**AC**	**$ -**		**$ -**
	9010 Security	0	XX	$ -	$ -	*See Base Proposal*
9020	TEMPORARY FACILITIES	**0.5**	**AC**	**$ -**		**$ -**
	9020 Temporary Facilities	0	XX	$ -	$ -	*See Base Proposal*
9030	TRASH & DEBRIS CONTROLS	**0.5**	**AC**	**$ -**		**$ -**
	9030 Waste Management - Dumpsters	0	XX	$ -	$ -	*See Base Proposal*
9040	SPECIALTY EQUIPMENT	**0.5**	**AC**	**$ -**		**$ -**
	9040 Onsite Equipment	0	XX	$ -	$ -	*See Base Proposal*
9050	STORAGE FEES	**0.5**	**AC**	**$ -**		**$ -**
	9050 Storage Fees	0	XX	$ -	$ -	*See Base Proposal*
9060	INSURANCE	**0.5**	**AC**	**$ 38,222**		**$ 19,111**
	9060 Liability Insurance	0.25%	%		$ 2,724	
	9060 Builder's Risk Insurance	1.50%	%		$ 16,387	
9070	PERMITS	**0.5**	**AC**	**$ 133,059**		**$ 66,530**
	9070 Permits	6.00%	%		$ 66,530	
9080	BONDS	**0.5**	**AC**	**$ 16,455**		**$ 8,228**

COLLAGE
CONSTRUCTION ▪ INTEGRATED SERVICES

PHASE 1 - GUARANTEED MAXIMUM PRICE

DIVISIONAL ITEMIZED COST BREAKDOWN - PARK ALTERNATE D (A2) ARE INCLUDED IN THE TOTAL SUMMARY COST

Project:	ROLLING HILLS COMMUNITY PARK & ROADWAY	**Location:**	LONGWOOD, FL PARCEL ID: 01-21-29-5CK-2500	**COMMUNITY PARK - ALTERNATE D (A2)**	
				Boardwalk & Switchback	
Drawing #:	R210112.00	**Date:**	1/16/2026	*Approximate Site Area:*	
Architect:	GAI & COMMUNITY SOLUTION GROUP	**Version:**	GMP		*Site Acres: 0.5 AC*
Estimator:	K. KIEFER	**Plan / Basis:**	ROLLING HILLS COMMUNITY PARK TRAIL ALTERNATE - A, B, C, D, E, & F DATED MAY 30, 2025		*Proposed Work Area: 0.5 AC*

DIV.		SCOPE OF WORK	QTY	UNIT	UNIT COST	TOTAL	DIVISON TOTAL
	9080	Payment & Performance Bond	0.70%	%		$ 8,228	
9090	FIXED MANAGEMENT FEE		**0.5**	**AC**	**$ 326,906**		**$ 163,453**
	9090	Construction Management Fee	13.81%	%		$ 163,453	
		TOTAL				**$ 1,347,039**	
						$ 2,694,077	*Cost per Acre*

COLLAGE
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PHASE 1 - GUARANTEED MAXIMUM PRICE

DIVISIONAL ITEMIZED COST BREAKDOWN - PARK ALTERNATE E (A3) ARE INCLUDED IN THE TOTAL SUMMARY COST

Project:	ROLLING HILLS COMMUNITY PARK & ROADWAY	**Location:**	LONGWOOD, FL PARCEL ID: 01-21-29-5CK-2500	**COMMUNITY PARK - ALTERNATE E (A3)**	
				East Trail Loop	
Drawing #:	R210112.00	**Date:**	1/16/2026	*Approximate Site Area:*	
Architect:	GAI & COMMUNITY SOLUTION GROUP	**Version:**	GMP		*Site Acres: 2 AC*
Estimator:	K. KIEFER	**Plan / Basis:**	ROLLING HILLS COMMUNITY PARK TRAIL ALTERNATE - A, B, C, D, E, & F DATED MAY 30, 2025		*Proposed Work Area: 2 AC*

DIV.		SCOPE OF WORK	QTY	UNIT		UNIT COST		TOTAL	DIVISON TOTAL
0100		**ALLOWANCES**	**2.0**	**AC**	**$**	**-**			**$ -**
	0100	Allowance - Temporary Barriers For Public Safety	1	LS	$	-	$	-	
0100		**CONTINGENCY**							**$ 8,301**
	0100	Contingency	3.0%	%			$	8,301	
0105		**SURVEYING**	**2.0**	**AC**	**$**	**3,569**			**$ 7,138**
	0105	Construction Surveying Layout	1	LS	$	7,138	$	7,138	*Southeastern Surveying*
0143		**TESTING**	**2.0**	**AC**	**$**	**750**			**$ 1,500**
	0143	Material Testing	1	LS	$	2,000	$	1,500	
3100		**CLEARING, EARTHWORK, GRADING**	**2.0**	**AC**	**$**	**15,443**			**$ 30,886**
	31 00 00	Site Contractor P&P Bond	1	LS	$	4,593	$	4,593	*Mack*
	Earthwork		1	LS	$	26,293	$	26,293	*Mack*
	31 11 00	Clearing & Grubbing	1	LS	$	-	Included		*Mack*
	31 22 00	Grading	1	LS	$	-	Included		*Mack*
	31 23 16	Excavation & Embankment	1	LS	$	-	Included		*Mack*
	31 37 00	Compaction	1	LS	$	-	Included		*Mack*
	31 37 00	Construction Entrances	1	LS	$	-	Included		*Mack*
	31 37 00	Testing	1	LS	$	-	Included		*Mack*
	Construction Controls & Limits		1	LS	$	-	Included		*Mack*
	31 00 00	Erosion Control	1	LS	$	-	Included		*Mack*
	31 00 00	Tree Protection	1	LS	$	-	Included		*Mack*
	31 00 00	Site Maintenance & Cleaning	1	LS	$	-	Included		*Mack*
3200		**BASE, PAVING, CURBING, SPECIALTIES**	**2.0**	**AC**	**$**	**91,539**			**$ 183,077**
	Paving/ Concrete/ Accessories		1	LS	$	183,077	$	183,077	*Mack*
	32 11 00	Base Course	1	LS	$	-	Included		*Mack*
	32 12 16	Asphalt Paving	1	LS	$	-	Included		*Mack*
	32 16 13	Concrete Curbs	1	LS	$	-	Included		*Mack*
	32 16 23	Concrete Pads & Sidewalks	1	LS	$	-	Included		*Mack*
	32 17 23	Pavement Markings / Striping	1	LS	$	-	Included		*Mack*
	32 00 00	Detectable Warning Surfaces	1	LS	$	-	Included		*Mack*
	32 00 00	Roadway & Crossing Signs	1	LS	$	-	Included		*Mack*
	32 00 00	Testing	1	LS	$	-	Included		*Mack*
3230		**SITE IMPROVEMENTS**	**2.0**	**AC**	**$**	**15,408**			**$ 30,816**
	32 33 00	Benches & Bike Racks	3	EA	$	1,009	$	3,026	*Indoff*
	32 33 00	Waste Receptacles	1	EA	$	8,514	$	8,514	*Bear Saver*
	32 33 00	Site Furnishings Installation	3	LS	$	1,161	$	3,484	*Al Bosgraaf & Sons*
	32 33 00	Bike Grab Bars	2	EA	$	7,896	$	15,792	*Graber Manufacturing*
3280		**LANDSCAPE & IRRIGATION**	**2.0**	**AC**	**$**	**11,644**			**$ 23,288**
	Landscape / Sod / Irrigation		1	LS	$	23,288	$	23,288	
	32 90 00	Landscaping	1	LS	$	-	Included		*Creative*
	32 90 00	Sod	1	LS	$	-	Included		*Creative*
	32 80 00	Irrigation	1	LS	$	-	Included		*Creative*
8000		**EXTRA SERVICES**	**2.0**	**AC**	**$**	**-**			**$ -**
	8000	Extra Services	0.00%	XX	$	-	$	-	*See Base Proposal*
9010		**SECURITY & SAFETY**	**2.0**	**AC**	**$**	**-**			**$ -**
	9010	Security	0	XX	$	-	$	-	*See Base Proposal*
9020		**TEMPORARY FACILITIES**	**2.0**	**AC**	**$**	**-**			**$ -**
	9020	Temporary Facilities	0	XX	$	-	$	-	*See Base Proposal*
9030		**TRASH & DEBRIS CONTROLS**	**2.0**	**AC**	**$**	**-**			**$ -**
	9030	Waste Management - Dumpsters	0	XX	$	-	$	-	*See Base Proposal*
9040		**SPECIALTY EQUIPMENT**	**2.0**	**AC**	**$**	**-**			**$ -**
	9040	Onsite Equipment	0	XX	$	-	$	-	*See Base Proposal*
9050		**STORAGE FEES**	**2.0**	**AC**	**$**	**-**			**$ -**
	9050	Storage Fees	0	XX	$	-	$	-	*See Base Proposal*
9060		**INSURANCE**	**2.0**	**AC**	**$**	**2,499**			**$ 4,998**
	9060	Liability Insurance	0.25%	%			$	713	
	9060	Builder's Risk Insurance	1.50%	%			$	4,286	
9070		**PERMITS**	**2.0**	**AC**	**$**	**870**			**$ 1,740**
	9070	Permits	0.60%	%			$	1,740	
9080		**BONDS**	**2.0**	**AC**	**$**	**1,021**			**$ 2,042**
	9080	Payment & Performance Bond	0.70%	%			$	2,042	
9090		**FIXED MANAGEMENT FEE**	**2.0**	**AC**	**$**	**20,286**			**$ 40,572**
	9090	Construction Management Fee	13.81%	%			$	40,572	
		TOTAL					**$**	**334,358**	
							$	167,179.19	*Cost per Acre*

COLLAGE
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PHASE 1 - GUARANTEED MAXIMUM PRICE

DIVISIONAL ITEMIZED COST BREAKDOWN - PARK ALTERNATE B (A4) ARE NOT INCLUDED IN THE TOTAL SUMMARY COST

Project:	ROLLING HILLS COMMUNITY PARK & ROADWAY	**Location:**	LONGWOOD, FL PARCEL ID: 01-21-29-5CK-2500	**COMMUNITY PARK - ALTERNATE B (A4) North Trail Loop**	
Drawing #:	R210112.00	**Date:**	1/16/2026	*Approximate Site Area:*	
Architect:	GAI & COMMUNITY SOLUTION GROUP	**Version:**	GMP	*Site Acres: 2.5 AC*	
Estimator:	K. KIEFER	**Plan / Basis:**	ROLLING HILLS COMMUNITY PARK TRAIL ALTERNATE - A, B, C, D, E, & F DATED MAY 30, 2025	*Proposed Work Area: 2.5 AC*	

DIV.	SCOPE OF WORK	QTY	UNIT	UNIT COST	TOTAL	DIVISON TOTAL
0100	ALLOWANCES	**2.5**	**AC**	**$ -**		**$ -**
	0100 Allowances	1	LS	$ -	$ -	*Base Proposal*
0100	CONTINGENCY					**$ 24,183**
	0100 Contingency	3.0%	%		$ 24,183	
0105	SURVEYING	**2.5**	**AC**	**$ 5,262**		**$ 13,154**
	0105 Construction Surveying Layout	1	LS	$ 13,154	$ 13,154	*Southeastern Surveying*
0143	TESTING	**2.5**	**AC**	**$ 600**		**$ 1,500**
	0143 Material Testing	1	LS	$ 1,500	$ 1,500	
0500	METALS	**2.5**	**AC**	**$ 12,382**		**$ 30,956**
	05 52 00 Metal Guard Railings	1	LS	$ 30,956	$ 30,956	*McCarthy Fab*
3100	CLEARING, EARTHWORK, GRADING	**2.5**	**AC**	**$ 79,463**		**$ 198,656**
	31 00 00 Site Contractor P&P Bond	1	LS	$ -	$ 9,699	*Mack*
	Earthwork	1	LS	$ -	$ 188,958	*Mack*
	31 11 00 Clearing & Grubbing	1	LS	$ -	Included	*Mack*
	31 22 00 Grading	1	LS	$ -	Included	*Mack*
	31 23 16 Excavation & Embankment	1	LS	$ -	Included	*Mack*
	31 37 00 Compaction	1	LS	$ -	Included	*Mack*
	31 37 00 Construction Entrances	1	LS	$ -	Included	*Mack*
	31 37 00 Testing	1	LS	$ -	Included	*Mack*
	Construction Controls & Limits	1	LS	$ -	Included	*Mack*
	31 00 00 Erosion Control	1	LS	$ -	Included	*Mack*
	31 00 00 Tree Protection	1	LS	$ -	Included	*Mack*
	31 00 00 Site Maintenance & Cleaning	1	LS	$ -	Included	*Mack*
3200	BASE, PAVING, CURBING, SPECIALTIES	**2.5**	**AC**	**$ 119,559**		**$ 298,897**
	Paving/ Concrete/ Accessories	1	LS	$ 298,897	$ 298,897	*Mack*
	32 11 00 Base Course	1	LS	$ -	Included	*Mack*
	32 12 16 Asphalt Paving	1	LS	$ -	Included	*Mack*
	32 00 00 Testing	1	LS	$ -	Included	*Mack*
3230	SITE IMPROVEMENTS	**2.5**	**AC**	**$ -**		**$ -**
	32 32 00 Retaining Walls	0	LS	$ -	Included	*Mack*
3280	LANDSCAPE & IRRIGATION	**2.5**	**AC**	**$ 105,180**		**$ 262,951**
	Landscape / Sod / Irrigation	1	LS	$ -	$ 262,951	*Creative*
	32 90 00 Landscaping	1	LS	$ -	Included	*Creative*
	32 90 00 Sod	1	LS	$ -	Included	*Creative*
	32 80 00 Irrigation	1	LS	$ -	Included	*Creative*
8000	EXTRA SERVICES	**2.5**	**AC**	**$ -**		**$ -**
	8000 Extra Services	0.00%	XX	$ -	$ -	*See Base Proposal*
9010	SECURITY & SAFETY	**2.5**	**AC**	**$ -**		**$ -**
	9010 Security	0	XX	$ -	$ -	*See Base Proposal*
9020	TEMPORARY FACILITIES	**2.5**	**AC**	**$ -**		**$ -**
	9020 Temporary Facilities	0	XX	$ -	$ -	*See Base Proposal*
9030	TRASH & DEBRIS CONTROLS	**2.5**	**AC**	**$ -**		**$ -**
	9030 Waste Management - Dumpsters	0	XX	$ -	$ -	*See Base Proposal*
9040	SPECIALTY EQUIPMENT	**2.5**	**AC**	**$ -**		**$ -**
	9040 Onsite Equipment	0	XX	$ -	$ -	*See Base Proposal*
9050	STORAGE FEES	**2.5**	**AC**	**$ -**		**$ -**
	9050 Storage Fees	0	XX	$ -	$ -	*See Base Proposal*
9060	INSURANCE	**2.5**	**AC**	**$ 5,825**		**$ 14,561**
	9060 Liability Insurance	0.25%	%		$ 2,076	
	9060 Builder's Risk Insurance	1.50%	%		$ 12,486	
9070	PERMITS	**2.5**	**AC**	**$ 2,028**		**$ 5,069**
	9070 Permits	0.60%	%		$ 5,069	
9080	BONDS	**2.5**	**AC**	**$ 2,380**		**$ 5,949**
	9080 Payment & Performance Bond	0.70%	%		$ 5,949	
9090	FIXED MANAGEMENT FEE	**2.5**	**AC**	**$ 47,279**		**$ 118,197**
	9090 Construction Management Fee	13.81%	%		$ 118,197	
	TOTAL				**$ 974,074**	
					$ 389,630	*Cost per Acre*

COLLAGE
CONSTRUCTION ▪ INTEGRATED SERVICES

PHASE 1 - GUARANTEED MAXIMUM PRICE

DIVISIONAL ITEMIZED COST BREAKDOWN - PARK ALTERNATE C (A5) ARE NOT INCLUDED IN THE TOTAL SUMMARY COST

Project:	ROLLING HILLS COMMUNITY PARK & ROADWAY	**Location:**	LONGWOOD, FL PARCEL ID: 01-21-29-5CK-2500	**COMMUNITY PARK - ALTERNATE C (A5)**	
				Maintenance Bldg.	
Drawing #:	R210112.00	**Date:**	1/16/2026	*Approximate Site Area:*	
Architect:	GAI & COMMUNITY SOLUTION GROUP	**Version:**	GMP		*Site Acres: 0.5 AC*
Estimator:	K. KIEFER	**Plan / Basis:**	ROLLING HILLS COMMUNITY PARK TRAIL ALTERNATE - A, B, C, D, E, & F DATED MAY 30, 2025		*Proposed Work Area:0.5 AC*

DIV.	SCOPE OF WORK	QTY	UNIT	UNIT COST	TOTAL	DIVISON TOTAL
0100	ALLOWANCES	**0.5**	**AC**	**$ -**		**$ -**
	0100 Allowances	1	LS	$ -	$ -	*Base Proposal*
0100	CONTINGENCY					**$ 36,692**
	0100 Contingency	3.0%	%		$ 36,692	
0105	SURVEYING	**0.5**	**AC**	**$ 7,138**		**$ 3,569**
	0105 Construction Surveying Layout	1	LS	$ 3,569	$ 3,569	*Southeastern Surveying*
0143	TESTING	**0.5**	**AC**	**$ 3,000**		**$ 1,500**
	0143 Material Testing	1	LS	$ 1,500	$ 1,500	
0400	MASONRY	**0.5**	**AC**	**$ 35,200**		**$ 17,600**
	04 43 00 Dumpster Wall	440	SF	$ 40	$ 17,600	
0500	METALS	**0.5**	**AC**	**$ 20,000**		**$ 10,000**
	05 52 00 Metal Swing Gates - Dumpster	2	EA	$ 5,000	$ 10,000	
1300	SPECIAL CONSTRUCTION	**0.5**	**AC**	**$ 1,259,442**		**$ 629,721**
	13 34 00 Prefabricated Structure	1280	SF	$ 490	$ 629,721	*Double Bar*
3100	CLEARING, EARTHWORK, GRADING	**0.5**	**AC**	**$ 62,276**		**$ 31,138**
	31 00 00 Site Contractor P&P Bond	1	LS	$ 5,969	$ 5,969	*Mack*
	Earthwork	1	LS	$ 25,169	$ 25,169	*Mack*
	31 11 00 Clearing & Grubbing	1	LS	$ -	Included	*Mack*
	31 22 00 Grading	1	LS	$ -	Included	*Mack*
	31 23 16 Excavation & Embankment	1	LS	$ -	Included	*Mack*
	31 37 00 Compaction	1	LS	$ -	Included	*Mack*
	31 37 00 Construction Entrances	1	LS	$ -	Included	*Mack*
	31 37 00 Testing	1	LS	$ -	Included	*Mack*
	Construction Controls & Limits	1	LS	$ -	Included	*Mack*
	31 00 00 Erosion Control	1	LS	$ -	Included	*Mack*
	31 00 00 Tree Protection	1	LS	$ -	Included	*Mack*
	31 00 00 Site Maintenance & Cleaning	1	LS	$ -	Included	*Mack*
3200	BASE, PAVING, CURBING, SPECIALTIES	**0.5**	**AC**	**$ 514,356**		**$ 257,178**
	Paving/ Concrete/ Accessories	1	LS	$ 257,178	$ 257,178	*Mack*
	32 11 00 Base Course	1	LS	$ -	Included	*Mack*
	32 12 16 Asphalt Paving	1	LS	$ -	Included	*Mack*
	32 16 13 Concrete Curbs	1	LS	$ -	Included	*Mack*
	32 16 23 Concrete Pads & Sidewalks	1	LS	$ -	Included	*Mack*
	32 17 23 Pavement Markings / Striping	1	LS	$ -	Included	*Mack*
	32 00 00 Detectable Warning Surfaces	1	LS	$ -	Included	*Mack*
	32 00 00 Testing	1	LS	$ -	Included	*Mack*
3230	SITE IMPROVEMENTS	**0.5**	**AC**	**$ 24,000**		**$ 12,000**
	32 39 00 Bollard	8	EA	$ 1,500	$ 12,000	
3280	LANDSCAPE & IRRIGATION	**0.5**	**AC**	**$ 20,753**		**$ 10,377**
	Landscape / Sod / Irrigation	1	LS	$ -	$ 377	
	32 90 00 Landscaping - Mulch	1	LS	$ -	Included	*Creative*
	32 90 00 Sod	1	LS	$ -	$ 10,000	
3300	UTILITIES	**0.5**	**AC**	**$ 500,000**		**$ 250,000**
	33 10 00 Water	250	LF	$ 300	$ 75,000	
	33 30 00 Sanitary	250	LF	$ 250	$ 62,500	
	33 40 00 Storm Drainage	250	LF	$ 150	$ 37,500	
	33 70 00 Electrical Distribution - Coordination	1	LF	$ 10,000	$ 10,000	
	33 70 00 Electrical - Service Meter	1	LS	$ 15,000	$ 15,000	
	33 70 00 Electrical - Power Pole	1	LS	$ 15,000	$ 15,000	
	33 70 00 Electrical - Feeder Wire	100	LF	$ 350	$ 35,000	
8000	EXTRA SERVICES	**0.5**	**AC**	**$ -**		**$ -**
	8000 Extra Services	0.00%	XX	$ -	$ -	*See Base Proposal*
9010	SECURITY & SAFETY	**0.5**	**AC**	**$ -**		**$ -**
	9010 Security	0	XX	$ -	$ -	*See Base Proposal*
9020	TEMPORARY FACILITIES	**0.5**	**AC**	**$ -**		**$ -**
	9020 Temporary Facilities	0	XX	$ -	$ -	*See Base Proposal*
9030	TRASH & DEBRIS CONTROLS	**0.5**	**AC**	**$ -**		**$ -**
	9030 Waste Management - Dumpsters	0	XX	$ -	$ -	*See Base Proposal*
9040	SPECIALTY EQUIPMENT	**0.5**	**AC**	**$ -**		**$ -**
	9040 Onsite Equipment	0	XX	$ -	$ -	*See Base Proposal*
9050	STORAGE FEES	**0.5**	**AC**	**$ -**		**$ -**

COLLAGE
CONSTRUCTION ▪ INTEGRATED SERVICES

PHASE 1 - GUARANTEED MAXIMUM PRICE

DIVISIONAL ITEMIZED COST BREAKDOWN - PARK ALTERNATE C (A5) ARE NOT INCLUDED IN THE TOTAL SUMMARY COST

Project:	ROLLING HILLS COMMUNITY PARK & ROADWAY	**Location:**	LONGWOOD, FL PARCEL ID: 01-21-29-5CK-2500	**COMMUNITY PARK - ALTERNATE C (A5) Maintenance Bldg.**	
Drawing #:	R210112.00	**Date:**	1/16/2026	*Approximate Site Area:*	
Architect:	GAI & COMMUNITY SOLUTION GROUP	**Version:**	GMP		*Site Acres: 0.5 AC*
Estimator:	K. KIEFER	**Plan / Basis:**	ROLLING HILLS COMMUNITY PARK TRAIL ALTERNATE - A, B, C, D, E, & F DATED MAY 30, 2025		*Proposed Work Area:0.5 AC*

DIV.	SCOPE OF WORK		QTY	UNIT	UNIT COST	TOTAL	DIVISON TOTAL
	9050	Storage Fees	0	XX	$ -	$ -	*See Base Proposal*
9060	INSURANCE		**0.5**	**AC**	**$ 44,187**		**$ 22,093**
	9060	Liability Insurance	0.25%	%		$ 3,149	
	9060	Builder's Risk Insurance	1.50%	%		$ 18,944	
9070	PERMITS		**0.5**	**AC**	**$ 15,382**		**$ 7,691**
	9070	Permits	0.60%	%		$ 7,691	
9080	BONDS		**0.5**	**AC**	**$ 18,054**		**$ 9,027**
	9080	Payment & Performance Bond	0.70%	%		$ 9,027	
9090	FIXED MANAGEMENT FEE		**0.5**	**AC**	**$ 358,670**		**$ 179,335**
	9090	Construction Management Fee	13.81%	%		$ 179,335	
		TOTAL				**$ 1,477,921**	
						$ 2,955,843	*Cost per Acre*

COLLAGE
CONSTRUCTION ▪ INTEGRATED SERVICES

PHASE 1 - GUARANTEED MAXIMUM PRICE

DIVISIONAL ITEMIZED COST BREAKDOWN - PARK ALTERNATE F (A6) ARE NOT INCLUDED IN THE TOTAL SUMMARY COST

Project:	ROLLING HILLS COMMUNITY PARK & ROADWAY	**Location:**	LONGWOOD, FL PARCEL ID: 01-21-29-5CK-2500	**COMMUNITY PARK - ALTERNATE F (A6)**	
				Pedestrian Bridge	
Drawing #:	R210112.00	**Date:**	1/16/2026	*Approximate Site Area:*	
Architect:	GAI & COMMUNITY SOLUTION GROUP	**Version:**	GMP		*Bridge Size: 360 SF*
Estimator:	K. KIEFER	**Plan / Basis:**	ROLLING HILLS COMMUNITY PARK TRAIL ALTERNATE - A, B, C, D, E, & F DATED MAY 30, 2025		*Proposed Work Area: 0.25 AC*

DIV.	SCOPE OF WORK		QTY	UNIT	UNIT COST	TOTAL	DIVISON TOTAL
0100	ALLOWANCES		**360**	**SF**	**$ -**		**$ -**
	0100	Allowances	1	LS	$ -	$ -	*Base Proposal*
0100	CONTINGENCY						**$ 21,665**
	0100	Contingency	10.0%	%		$ 21,665	
0105	SURVEYING		**360**	**SF**	**$ 14**		**$ 5,000**
	0105	Construction Surveying Layout	1	LS	$ 5,000	$ 5,000	
0143	TESTING		**360**	**SF**	**$ 4**		**$ 1,500**
	0143	Material Testing	1	LS	$ 1,500	$ 1,500	
0300	CONCRETE		**360**	**SF**	**$ 147**		**$ 53,071**
	03 30 53	Concrete Sidewalk & Abutment	1	LS	$ 28,071	$ 28,071	*TOLTEC*
	03 30 53	Size Adjustment - Abutment	1	LS	$ 25,000	$ 25,000	
0500	METALS		**360**	**SF**	**$ 35**		**$ 12,500**
	05 52 00	Metal Guard Railings	50	LF	$ 250	$ 12,500	
3100	CLEARING, EARTHWORK, GRADING		**360**	**SF**	**$ 21**		**$ 7,500**
	31 37 00	RipRap	25	CY	$ 300	$ 7,500	
3230	SITE IMPROVEMENTS		**360**	**SF**	**$ 381**		**$ 137,077**
	32 34 00	Fabricated Bridges - Material	1	LS	$ 34,225	$ 60,077	*Raven Marine*
	32 34 00	Fabricated Bridges - Installation	1	LS	$ 77,000	$ 77,000	*Carver*
8000	EXTRA SERVICES		**360**	**SF**	**$ -**		**$ -**
	8000	Extra Services	0.00%	XX	$ -	$ -	*See Base Proposal*
9010	SECURITY & SAFETY		**360**	**SF**	**$ -**		**$ -**
	9010	Security	0	XX	$ -	$ -	*See Base Proposal*
9020	TEMPORARY FACILITIES		**360**	**SF**	**$ -**		**$ -**
	9020	Temporary Facilities	0	XX	$ -	$ -	*See Base Proposal*
9030	TRASH & DEBRIS CONTROLS		**360**	**SF**	**$ -**		**$ -**
	9030	Waste Management - Dumpsters	0	XX	$ -	$ -	*See Base Proposal*
9040	SPECIALTY EQUIPMENT		**360**	**SF**	**$ -**		**$ -**
	9040	Onsite Equipment	0	XX	$ -	$ -	*See Base Proposal*
9050	STORAGE FEES		**360**	**SF**	**$ -**		**$ -**
	9050	Storage Fees	0	XX	$ -	$ -	*See Base Proposal*
9060	INSURANCE		**360**	**SF**	**$ 12**		**$ 4,179**
	9060	Liability Insurance	0.25%	%		$ 596	
	9060	Builder's Risk Insurance	1.50%	%		$ 3,584	
9070	PERMITS		**360**	**SF**	**$ 4**		**$ 1,455**
	9070	Permits	0.60%	%		$ 1,455	
9080	BONDS		**360**	**SF**	**$ 5**		**$ 1,708**
	9080	Payment & Performance Bond	0.70%	%		$ 1,708	
9090	FIXED MANAGEMENT FEE		**360**	**SF**	**$ 94**		**$ 33,925**
	9090	Construction Management Fee	13.81%	%		$ 33,925	
		TOTAL				**$ 279,580**	
						$ 777	*Cost per SF*

COLLAGE
CONSTRUCTION / INTEGRATED SERVICES

SUBCONTRACTOR BID TABULATION

ROLLING HILLS COMMUNITY PARK & ROADWAY

01/16/26

SCOPE OF WORK		Lowest Accepted		
		Mack Contracting	*Granite Construction*	*Hubbard Construction*
SITE WORK		Lawrence Mack	David Ballard	Brain Oden
		407-601-5771	919-730-6271	407-607-8828
		lawrence@mackcontracting.com	david.ballard@gcinc.com	brian.eden@hubbard.com
SUMMARY	**Budget Est.**			
Park				
Site Contractor General Conditions	Included Below	$ 492,844	$ 1,042,000	$ 876,000
MOT	$ 45,000	Included Above	$ 74,800	Included Above
Demolition	$ 76,993	$ 236,375	$ 59,200	$ 268,224
Metals	$ 181,194	See Railings Sheet	See Railings Sheet	See Railings Sheet
Specialties	$ 265,925	See Signage Sheet	See Signage Sheet	See Signage Sheet
Earthwork	$ 2,162,962	$ 827,776	$ 865,300	$ 1,862,576
Paving/ Concrete/ Accessories	$ 2,005,101	$ 2,237,002	$ 2,068,152	$ 2,062,017
Site Improvements	$ 899,477	See Retaining Wall Sheet	See Retaining Wall Sheet	See Retaining Wall Sheet
Landscaping & Irrigation	$ 892,844	See Landscaping Sheet	See Landscaping Sheet	See Landscaping Sheet
Utilities - Water & Storm	$ 45,898	$ 71,547	$ 67,000	$ 118,289
P&P Bond		$ 71,513	Included	Included
Park Total	$ 6,575,394	$ 3,937,057	$ 4,176,452	$ 5,187,105
Roadwork & Utilities				
Site Contractor General Conditions	Included Below	$ 268,552	$ 1,234,000	$ 790,000
MOT	$ 904,912	$ 248,824	$ 163,700	$ 1,411,000
Demolition	$ 187,673	$ 366,413	$ 137,986	$ 238,788
Metals	$ 144,068	See Railings Sheet	See Railings Sheet	See Railings Sheet
Specialties	$ 77,983	$ 60,098	$ 42,970	$ 64,346
Earthwork	$ 1,058,457	$ 653,639	$ 387,525	$ 642,895
Paving/ Concrete/ Accessories	$ 2,727,122	$ 1,925,278	$ 2,977,459	$ 2,158,069
Site Improvements	$ 251,887	$ 215,595	$ 244,530	$ 250,394
Landscaping & Irrigation	$ 525,729	See Landscaping Sheet	See Landscaping Sheet	See Landscaping Sheet
Utilities - Water & Storm	$ 1,878,147	$ 1,952,800	$ 1,535,200	$ 1,765,363
Signalization	$ 93,343	$ 96,434	$ 50,100	$ 66,326
P&P Bond		$ 107,071	Included	Included
Roadwork & Utilities Total	$ 7,849,320	$ 5,894,704	$ 6,773,470	$ 7,387,182
Base Bid Subtotal		$ 9,831,761	$ 10,949,922	$ 12,574,287
Park Alternate A Total	$ 613,105	$ 285,366	$ 253,087	$ 189,599
Park Alternate B Total	$ 852,976	$ 496,880	$ 149,100	$ 332,584
Park Alternate C Total	$ 623,349	$ 287,571	$ 120,000	$ 74,801
Park Alternate D Total	$ 438,104	$ 194,965	$ 158,300	$ 282,988
Park Alternate E Total	$ 331,983	$ 213,243	$ 209,200	$ 185,553
Alternates Subtotal		$ 1,478,025	$ 889,687	$ 1,065,524
Base Bid & Alternates Grand Total		$ 11,309,786	$ 11,839,609	$ 13,639,811

COLLAGE
CONSTRUCTION / INTEGRATED SERVICES

SUBCONTRACTOR BID TABULATION

ROLLING HILLS COMMUNITY PARK & ROADWAY

01/16/26

		Lowest Accepted					
SCOPE OF WORK		***Mack Contracting***		***Granite Construction***		***Hubbard Construction***	
SITE WORK		**Lawrence Mack**		**David Ballard**		**Brain Oden**	
		407-601-5771		**919-730-6271**		**407-607-8828**	
		lawrence@mackcontracting.com		david.ballard@gcinc.com		brian.eden@hubbard.com	
COMMUNITY PARK - DETAILS							
Base Bid	**Budget Est.**						
Site Contractor General Conditions			**$ 492,844**		**$ 1,042,000**		**$ 876,000**
Mobilization		✓		✓		✓	
Supervision		✓		✓		✓	
Surveying		✓		✓		✓	
Quality Control		✓		✓		✓	
As-Builts		✓		✓		✓	
MOT - Striping at Crossings	**$ 45,000**		**Included Above**		**$ 74,800**		**Included Above**
MOT Plan & Submittal		✓		✓			
Traffic Control Signage & Devices		✓		✓			
Flaggers		✓		✓			
Demolition	**$ 97,693**		**$ 236,375**		**$ 59,200**		**$ 268,224**
Cart Path (to include Alt-E Demo)		✓		✓		✓	
Additional Cart Path (at old Clubhouse C1.3)		✓		✓		✓	
Concrete Pad		✓		✓		✓	
Metals	**$ 181,194**						
Railings (See Railing Sheet)		✗		✓	**See Railings Sheet**	✓	**See Railings Sheet**
Specialties	**$ 265,925**						
Crossing Signage		✓	**See Signage Sheet**	✓	**See Signage Sheet**	✓	**See Signage Sheet**
Crossing Beacons		✗		✓	**See Signage Sheet**	✗	
Earthwork	**$ 1,586,960**		**$ 827,776**		**$ 564,300**		**$ 1,719,583**
Clearing & Grubbing		✓		✓		✓	
Tree Removal		✓		✓		✓	
Tree Arborist		✓		✓		✓	
Grading - Trail		✓		✓		✓	
Grading - Bunkers		✓		✓		✓	
Excavation		✓		✓		✓	
Fill		✓		✓		✓	
Check Dam - RipRap & Geotextile		✓		✓		✓	
Pond Embankment & Stabilization		✓		✓		✓	
Crossing Embankment		✓		✓		✓	
Testing Services		✓		✓		✓	
Construction Entrances / Track Pad		✓		✓		✓	
Additional Construction Entrances / Track Pad		✓		✓		✓	
Retaining Wall Drainage - pipe, sock, gravel, and fabric		✓		✓		✓	

COLLAGE
CONSTRUCTION / INTEGRATED SERVICES

SUBCONTRACTOR BID TABULATION

ROLLING HILLS COMMUNITY PARK & ROADWAY

01/16/26

			Lowest Accepted				
SCOPE OF WORK			***Mack Contracting***		***Granite Construction***		***Hubbard Construction***
SITE WORK			**Lawrence Mack**		**David Ballard**		**Brain Oden**
			407-601-5771		**919-730-6271**		**407-607-8828**
			lawrence@mackcontracting.com		david.ballard@gcinc.com		brian.eden@hubbard.com
Rolling/Compacting		✓		✓		✓	
Erosion Control	**$ 303,015**		**$ -**		**$ 166,000**		**$ 98,258**
Silt Fence		✓	Included	✓		✓	
Turbidity Curtains		✓		✓		✓	
Erosion Control - Maintenance		✓		✓		✓	
Sediment Control - Maintenance		✓		✓		✓	
Tree Protection	**$ 67,788**		**$ -**		**$ 135,000**		**$ 44,735**
Wood Post & Wood Railings		✓	Included	✓		✓	
Site Maintenance & Cleaning	**$ 205,200**		**$ -**		**$ 70,800**		**$ 121,814**
Litter Control & Housekeeping		✓	Included	✓		✓	
Street Sweeping		✓		✓		✓	
Dust Control / Water Trucks		✓		✓		✓	
Paving/ Concrete/ Accessories	**$ 1,835,689**		**$ 2,237,002**		**$ 1,997,352**		**$ 1,940,203**
Stabilization		✓		✓		✓	
Base Course		✓		✓		✓	
Asphalt Paving - Trail		✓		✓		✓	
Asphalt Paving - Parking (2 Trailheads)		✓		✓		✓	
Asphalt Paving - Repaving the Existing (2-Lifts)		✓		✓		✓	
Concrete Curbs		✓		✓		✓	
Concrete Pads & Sidewalks		✓		✓		✓	
Bridge Crossing Abutment		✗		✓	**See Bridge Sheet**	✗	
Pavement Markings/Striping		✓		✓		✓	
Road Crossings		✓		✓		✓	
Testing Services		✓		✓		✓	
Detectable Warning Surfaces		✓		✓		✓	
Parking Signage		✓		✓		✓	
Wheel Stops		✓		✓		✓	
Specialty - Putting Green	**$ 169,412**		$ -				$ -
Putting Green Subgrade		✗		✗		✗	
Putting Green Concrete		✗		✗	$ -	✗	
Turf Block		✗		✗	$ -	✗	
Putting Green		✗		✗	$ -	✗	
Site Improvements	**$ 899,477**						
Retaining Wall		✓	**See Retaining Wall Sheet**	✓	**See Retaining Wall Sheet**	✓	**See Retaining Wall Sheet**
Site Furnishings		✗		✓	**See Site Furnishings Sheet**	✓	**See Site Furnishings Sheet**
Landscaping & Irrigation	**$ 892,844**		**$ -**		**$ -**		**$ -**
Landscaping (See Landscape Sheet)		✗		✓	**See Landscaping Sheet**	✓	**See Landscaping Sheet**
Sod - Bahia		✗		✓		✓	

COLLAGE
CONSTRUCTION / INTEGRATED SERVICES

SUBCONTRACTOR BID TABULATION

ROLLING HILLS COMMUNITY PARK & ROADWAY

01/16/26

			Lowest Accepted				
SCOPE OF WORK			***Mack Contracting***		***Granite Construction***		***Hubbard Construction***
SITE WORK			**Lawrence Mack**		**David Ballard**		**Brain Oden**
			407-601-5771		**919-730-6271**		**407-607-8828**
			lawrence@mackcontracting.com		david.ballard@gcinc.com		brian.eden@hubbard.com
Irrigation (See Irrigation Sheet)			✗		✓		✓	
Utilities	$	37,318		$ 71,547		$ 67,000		$ 118,289
Water			✓		✓		✓	
Water Testing (Included with Water)			✓		✓		✓	
Storm Drainage			✓		✓		✓	
							✓	
Sales Tax			✓	Included	✓	Included	✓	Included
Bond			✓	Included - See Below	✓	Included - In Proposal Amount	✓	Included - In Proposal Amount
PARK BASE BID TOTAL WITHOUT BOND			$	3,865,544	$	4,176,452	$	5,187,105
Bond Rate				1.85%		0.00%		0.00%
Bond Amount			$	71,513	$	-	$	-
PARK BASE BID INCLUDING BOND	$	6,587,514	$	3,937,057	$	4,176,452	$	5,187,105
Park Alternate-A (Trellis & Trail Loop)		**Budget Est.**						
Specialties	$	120,250						
Trellis (see trellis tab)			✗		✓	**See Trellis Sheet**	✗	
Earthwork	$	54,062		$ 28,221		$ 29,700		$ 69,945
Clearing & Grubbing			✓		✓		✓	
Grading - Trail			✓		✓		✓	
Excavation			✓		✓		✓	
Fill			✓		✓		✓	
Rolling/Compacting			✓		✓		✓	
Testing Services			✓		✓		✓	
Erosion Control				$ -		$ 4,687		$ 2,327
Silt Fence			✓		✓		✓	
Erosion Control - Maintenance			✓		✓		✓	
Tree Protection				$ -		$ 23,000		$ -
Wood Post & Wood Railings			✓		✓		✓	
Site Maintenance & Cleaning				$ -		$ 2,400		$ -
Litter Control & Housekeeping			✓		✓		✓	
Paving/ Concrete/ Accessories	$	306,969		$ 251,962		$ 193,300		$ 117,327
Base Course			✓		✓		✓	
Asphalt Paving - Trail			✓		✓		✓	
Concrete Sidewalks			✓		✓		✓	
Trellis Footing (2'x 2'x3' footer @ 0.44CY)			✓		✓		✓	
Testing Services			✓		✓		✓	

COLLAGE
CONSTRUCTION / INTEGRATED SERVICES

SUBCONTRACTOR BID TABULATION

ROLLING HILLS COMMUNITY PARK & ROADWAY

01/16/26

SCOPE OF WORK			Lowest Accepted					
			Mack Contracting		*Granite Construction*		*Hubbard Construction*	
SITE WORK			**Lawrence Mack**		**David Ballard**		**Brain Oden**	
			407-601-5771		**919-730-6271**		**407-607-8828**	
			lawrence@mackcontracting.com		david.ballard@gcinc.com		brian.eden@hubbard.com	
Site Improvements	$	32,400		$ -		$ -		$ -
Benches			✗		✓	See Site Furnishings Sheet	✓	See Site Furnishings Sheet
Landscaping & Irrigation	$	99,425						
Landscaping (See Landscaping Sheet)			✗		✓	See Landscaping Sheet	✓	See Landscaping Sheet
Sod - Bahia			✗		✓		✓	
Irrigation (See Irrigation Sheet)			✗		✓		✓	
Sales Tax			✓	Included	✓	Included	✓	Included
Bond			✓	Included - See Below	✓	Included - In Proposal Amount	✓	Included - In Proposal Amount
PARK ALT-A TOTAL WITHOUT BOND			$	280,183	$	253,087	$	189,599
Bond Rate				1.85%		0.00%		0.00%
Bond Amount			$	5,183	$	-	$	-
PARK ALT-A SUBCONTRACT INCLUDING BOND	$	613,105	$	285,366	$	253,087	$	189,599
Park Alternate-B (North Trail Loop)		**Budget Est.**						
Metals	$	22,908						
Guard Railings			✗		✓	See Railings Sheet	✗	
Earthwork	$	246,625		$ 188,958		$ 32,600		$ 240,280
Clearing & Grubbing			✓		✓		✓	
Grading - Trail			✓		✓		✓	
Grading - Bunker			✓		✓		✓	
Excavation			✓		✓		✓	
Fill			✓		✓		✓	
Import			✓		✓		✓	
Rolling/Compacting			✓		✓		✓	
Testing Services			✓		✓		✓	
Erosion Control				$ -		$ 5,100		$ 2,374
Silt Fence			✓		✓		✓	
Erosion Control - Maintenance			✓		✓		✓	
Site Maintenance & Cleaning				$ -		$ 2,400		$ -
Litter Control & Housekeeping			✓		✓		✓	
Paving/ Concrete/ Accessories	$	183,320		$ 298,897		$ 109,000		$ 89,930
Base Course			✓		✓		✓	
Asphalt Paving - Trail			✓		✓		✓	
Testing Services			✓		✓		✗	
Site Improvements	$	119,273		$ -				$ -
Retaining Wall (See Retaining Wall Sheet)			✗	See Retaining Wall Sheet	✓	See Retaining Wall Sheet	✗	See Retaining Wall Sheet

COLLAGE
CONSTRUCTION / INTEGRATED SERVICES

SUBCONTRACTOR BID TABULATION

ROLLING HILLS COMMUNITY PARK & ROADWAY

01/16/26

SCOPE OF WORK			Lowest Accepted					
			Mack Contracting		*Granite Construction*		*Hubbard Construction*	
SITE WORK			Lawrence Mack		David Ballard		Brain Oden	
			407-601-5771		919-730-6271		407-607-8828	
			lawrence@mackcontracting.com		david.ballard@gcinc.com		brian.eden@hubbard.com	
Landscaping & Irrigation	$	280,850		$ -		$ -		$ -
Landscaping (See Landscaping Sheet)			✗		✓	See Landscaping Sheet	✓	See Landscaping Sheet
Sod - Bahia			✗		✓		✓	
Irrigation (See Irrigation Sheet)			✗		✓		✓	
Sales Tax			✓	Included	✓	Included	✓	Included
Bond			✓	Included - See Below	✓	Included - In Proposal Amount	✓	Included - In Proposal Amount
PARK ALT-B TOTAL WITHOUT BOND			$	487,854	$	149,100	$	332,584
Bond Rate				1.85%		0.00%		0.00%
Bond Amount			$	9,025	$	-	$	-
PARK ALT-B SUBCONTRACT INCLUDING BOND	$	852,976	$	496,880	$	149,100	$	332,584
Park Alternate-C (Maintenance Bldg.)	**Budget Est.**							
Earthwork	$	43,636		$ 25,169		$ 120,000		$ 26,295
Building Clearing & Grubbing			✓		✓		✓	
Clearing & Grubbing			✓		✓		✗	
Tree Removal			✓		✓		✓	
Grading			✓		✓		✓	
Excavation			✓		✓		✓	
Fill			✓		✓		✓	
Rolling/Compacting			✓		✓		✗	
Testing Services			✓		✓			
Erosion Control				$ -		$ -		$ 1,456
Silt Fence			✓	Included	✓	Included	✓	
Erosion Control - Maintenance			✓	Included	✓	Included	✓	
Site Maintenance & Cleaning				$ -		$ -		$ -
Litter Control & Housekeeping			✓	Included	✓	Included	✗	
Paving/ Concrete/ Accessories	$	309,288		$ 257,178				$ 47,050
Stabilization			✓		✓		✓	
Base Course			✓		✓		✓	
Asphalt Paving - Parking			✓		✓		✓	
Concrete D Curbs			✓		✓		✓	
Concrete Sidewalks 4" - Sidewalk & Ramps			✓		✓		✓	
Concrete Sidewalks 8" - Dumpster Pad			✓		✓		✗	
Pavement Markings & Signage			✓		✓		✓	
Testing Services			✓		✓		✗	
Site Improvements				$ -		$ -		$ -
Bollards			✗		✗		✗	
Landscaping & Irrigation				$ -		$ -		$ -

COLLAGE
CONSTRUCTION / INTEGRATED SERVICES

SUBCONTRACTOR BID TABULATION

ROLLING HILLS COMMUNITY PARK & ROADWAY

01/16/26

SCOPE OF WORK		Lowest Accepted					
		Mack Contracting		*Granite Construction*		*Hubbard Construction*	
SITE WORK		Lawrence Mack		David Ballard		Brain Oden	
		407-601-5771		919-730-6271		407-607-8828	
		lawrence@mackcontracting.com		david.ballard@gcinc.com		brian.eden@hubbard.com	
Landscaping		✗		✗		✓	**See Landscaping Sheet**
Sod - Bahia		✗		✗		✓	
Utilities			**$ -**		**$ -**		**$ -**
Water		✗		✗		✗	
Sanitary		✗		✗		✗	
Storm Water		✗		✗		✗	
Electrical		✗		✗		✗	
Sales Tax		✓	Included	✓	Included	✓	Included
Bond		✓	Included - See Below	✓	Included - In Proposal Amount	✓	Included - In Proposal Amount
PARK ALT-C TOTAL WITHOUT BOND		**$**	**282,347**	**$**	**120,000**	**$**	**74,801**
Bond Rate			1.85%		0.00%		0.00%
Bond Amount		$	5,223	$	-	$	-
PARK ALT-C SUBCONTRACT INCLUDING BOND	**$ 352,924**	**$**	**287,571**	**$**	**120,000**	**$**	**74,801**
Park Alternate-D (Boardwalk & Switchback)	**Budget Est.**						
Metals	**$ 87,842**		**$ -**		**$ -**		**$ -**
Metal Guard Railings		✓		✓	**See Railings Sheet**	✗	
Metal Hand Railings		✓		✓		✗	
Earthwork	**$ 41,164**		**$ 28,139**		**$ 6,300**		**$ 47,904**
Clearing & Grubbing		✓		✓		✓	
Tree Arborist		✓		✓		✓	
Grading - Trail		✓		✓		✓	
Excavation		✓		✓		✓	
Fill		✓		✓		✓	
Rolling/Compacting		✓		✓		✓	
Testing Services		✓		✓		✓	
Erosion Control			**$ -**		**$ -**		**$ 1,108**
Silt Fence		✓	Included	✓	Included	✓	
Erosion Control - Maintenance		✓	Included	✓	Included	✓	
Site Maintenance & Cleaning			**$ -**		**$ -**		**$ -**
Litter Control & Housekeeping		✓		✓		✗	
Paving/ Concrete/ Accessories	**$ 133,402**		**$ 163,285**		**$ 152,000**		**$ 233,976**
Base Course		✓		✓		✓	
Asphalt Paving - Trail		✓		✓		✓	
Concrete Sidewalks		✓		✓		✓	
Concrete Stairs		✓		✓		✓	
Testing Services		✓		✓		✓	

COLLAGE
CONSTRUCTION / INTEGRATED SERVICES

SUBCONTRACTOR BID TABULATION

ROLLING HILLS COMMUNITY PARK & ROADWAY

01/16/26

			Lowest Accepted					
SCOPE OF WORK			***Mack Contracting***		***Granite Construction***		***Hubbard Construction***	
SITE WORK			**Lawrence Mack**		**David Ballard**		**Brain Oden**	
			407-601-5771		**919-730-6271**		**407-607-8828**	
			lawrence@mackcontracting.com		david.ballard@gcinc.com		brian.eden@hubbard.com	
Site Improvements	$	9,257		$ -				$ -
Retaining Walls (See Retaining Wall)			✗	**See Retaining Wall Sheet**	✓	**See Retaining Wall Sheet**	✗	**See Retaining Wall Sheet**
Benches			✗		✓	**See Site Furnishings Sheet**	✓	**See Site Furnishings Sheet**
Landscaping & Irrigation	$	166,440		$ -		$ -		$ -
Landscaping (See Landscaping Sheet)			✗		✓	**See Landscaping Sheet**	✓	**See Landscaping Sheet**
Sod - Bahia			✗		✓		✓	
Irrigation (See Irrigation Sheet)			✗		✓		✓	
Water				$ -		$ -		$ -
Well Pump & Accessories			✗		✗		✗	
Marine				$ -		$ -		$ -
Boardwalk (See the boardwalk Sheet)			✗		✓	**See Boardwalk Sheet**	✗	
Sales Tax			✓	Included	✓	Included	✓	Included
Bond			✓	Included - See Below	✓	Included - In Proposal Amount	✓	Included - In Proposal Amount
PARK ALT-D TOTAL WITHOUT BOND				$ 191,424		$ 158,300		$ 282,988
Bond Rate				1.85%		0.00%		0.00%
Bond Amount				$ 3,541		$ -		$ -
PARK ALT-D SUBCONTRACT INCLUDING BOND	$	438,104		**$ 194,965**		**$ 158,300**		**$ 282,988**
Park Alternate-E (East Trail Loop)		**Budget Est.**						
Demo	$	20,700		$ -				$ -
Cart Path **(Include with Base Bid)**			✗	Include with Base Bid	✗	Include with Base Bid	✗	Include with Base Bid
Earthwork	$	40,718		$ 26,293		$ 30,000		$ 77,411
Clearing & Grubbing			✓		✓		✓	
Grading - Trail			✓		✓		✓	
Excavation			✓		✓		✓	
Fill			✓		✓		✓	
Check Dam - RipRap & Geotextile			✓		✓		✗	
Testing Services			✓		✓		✗	
Rolling/Compacting			✓		✓		✓	
Erosion Control				$ -		$ 12,900		$ -
Silt Fence			✓		✓		✗	
Erosion Control - Maintenance			✓		✓		✗	
Tree Protection				$ -		$ 15,000		$ -
Wood Post & Wood Railings			✓		✓		✗	
Site Maintenance & Cleaning				$ -		$ 4,800		$ -
Litter Control & Housekeeping			✓		✓		✗	

COLLAGE
CONSTRUCTION / INTEGRATED SERVICES

SUBCONTRACTOR BID TABULATION

ROLLING HILLS COMMUNITY PARK & ROADWAY

01/16/26

			Lowest Accepted					
SCOPE OF WORK			***Mack Contracting***		***Granite Construction***		***Hubbard Construction***	
SITE WORK			**Lawrence Mack**		**David Ballard**		**Brain Oden**	
			407-601-5771		**919-730-6271**		**407-607-8828**	
			lawrence@mackcontracting.com		david.ballard@gcinc.com		brian.eden@hubbard.com	
Paving/ Concrete/ Accessories	$	228,964		$ 183,077		$ 146,500		$ 108,141
Base Course			✓		✓		✓	
Asphalt Paving - Trail			✓		✓		✓	
Concrete Sidewalks 6"			✓		✓		✓	
Road Crossing			✓		✓		✓	
Testing Services			✓		✓		✗	
Site Improvements	$	18,015		$ -		$ -		$ -
Benches			✗		✓	**See Site Furnishings Sheet**	✓	**See Site Furnishings Sheet**
Waste Receptacles			✗		✓	**See Site Furnishings Sheet**	✓	**See Site Furnishings Sheet**
Bike Grab Bars			✗		✗		✗	
Landscaping & Irrigation	$	20,603		$ -		$ -		$ -
Sod			✗		✓	**See Landscaping Sheet**	✓	**See Landscaping Sheet**
Sales Tax			✓	Included	✓	Included	✓	Included
Bond			✓	Included - See Below	✓	Included - In Proposal Amount	✓	Included - In Proposal Amount
PARK ALT-E TOTAL WITHOUT BOND				$ 209,370		$ 209,200		$ 185,553
Bond Rate				1.85%		0.00%		0.00%
Bond Amount				$ 3,873		$ -		$ -
PARK ALT-E SUBCONTRACT INCLUDING BOND	$	329,001		$ 213,243		$ 209,200		$ 185,553
PARK & ALTERNATES TOTAL	$	9,173,624		$ 5,415,082		$ 5,066,139		$ 6,252,629
ROADWORK (NORTH STREET) - DETAILS	**Budget Est.**							
Site Contractor General Conditions				$ 268,552		$ 1,234,000		$ 790,000
Mobilization			✓		✓		✓	
Supervision			✓		✓		✓	
Surveying			✓		✓		✓	
Quality Control			✓		✓		✓	
As-Builts			✓		✓		✓	
MOT	$	904,912		$ 248,824		$ 163,700		$ 1,411,000
MOT Plan & Submittal			✓		✓		✓	
Traffic Control Signage & Devices			✓		✓		✓	
Flaggers			✓		✓		✓	
Demolition	$	187,673		$ 366,413		$ 137,986		$ 238,788
Concrete			✓		✓		✓	
Asphalt			✓		✓		✓	
Metals	$	144,068		$ -		$ -		$ -

COLLAGE
CONSTRUCTION / INTEGRATED SERVICES

SUBCONTRACTOR BID TABULATION

ROLLING HILLS COMMUNITY PARK & ROADWAY

01/16/26

SCOPE OF WORK			Lowest Accepted								
			Mack Contracting			*Granite Construction*			*Hubbard Construction*		
SITE WORK			Lawrence Mack			David Ballard			Brain Oden		
			407-601-5771			919-730-6271			407-607-8828		
			lawrence@mackcontracting.com			david.ballard@gcinc.com			brian.eden@hubbard.com		
Railings			✓	See Railings Sheet		✓	See Railings Sheet		✓	See Railings Sheet	
Specialties	$	77,983		$	60,098		$	42,970		$	64,346
Mailboxes			✓			✓			✓		
Signage (see Signage Sheet)			✓			✓			✓		
Earthwork	$	939,477		$	632,598		$	302,512		$	616,170
Clearing & Grubbing			✓			✓			✓		
Tree Removal			✓			✓			✓		
Excavation			✓			✓			✓		
Fill			✓			✓			✓		
Storm Water Pollution Prevention Plan			✓			✓			✓		
Excavation Quantity Adjustments			✓			✓			✓		
Street Sweeping			✓			✓			✓		
Dust Control / Water Trucks			✓			✓			✓		
Erosion Control	$	78,590		$	21,041		$	85,013		$	26,725
Sediment Control			✓			✓			✓		
Inlet Protection			✓			✓			✓		
Erosion Control - Maintenance			✓			✓			✓		
Site Maintenance	$	40,390		$	31,164		$	77,080		$	35,979
Litter Control & Housekeeping			✓			✓			✓		
Mowing Maintenance			✓			✓			✓		
Paving/ Concrete/ Accessories	$	2,727,122		$	1,894,114		$	2,900,379		$	2,122,090
Stabilization			✓			✓			✓		
Base Course			✓			✓			✓		
Asphalt Paving			✓			✓			✓		
Patterned Paving			✓			✓			✓		
Concrete Curbs			✓			✓			✓		
Concrete			✓			✓			✓		
Painted Pavement Markings			✓			✓			✓		
Raised Pavement Markings			✓			✓			✓		
Detectable Warning Surfacing			✓			✓			✓		
MOT - Coordination with utility Companies (by others)			✓			✓			✓		
Site Improvements	$	251,887		$	215,595		$	244,530		$	250,394
Retaining / Gravity Wall			✓			✓			✓		

COLLAGE
CONSTRUCTION / INTEGRATED SERVICES

SUBCONTRACTOR BID TABULATION

ROLLING HILLS COMMUNITY PARK & ROADWAY

01/16/26

SCOPE OF WORK			Lowest Accepted							
			Mack Contracting		*Granite Construction*		*Hubbard Construction*			
SITE WORK			Lawrence Mack		David Ballard		Brain Oden			
			407-601-5771		919-730-6271		407-607-8828			
			lawrence@mackcontracting.com		david.ballard@gcinc.com		brian.eden@hubbard.com			
Landscaping & Irrigation	$	525,729		$ -		$ -		$ -		
Landscaping (See Landscape Sheet)			✗		✓	See Landscaping Sheet	✓	See Landscaping Sheet		
Sod - Bahia			✓	See Landscaping Sheet	✓		✓			
Irrigation			✗		✓		✓			
Utilities	$	1,772,820		$ 1,952,800		$ 1,535,200		$ 1,765,363		
Water			✓		✓		✓			
Water Testing			✓		✓		✓			
Storm Drainage			✓		✓	Included Below	✓	Included Below		
Signalization	$	93,343		$ 96,434		$ 50,100		$ 66,326		
Crossing			✓		✓		✓			
Induction Loops			✓		✓		✓			
Sales Tax			✓	Included	✓	Included	✓	Included		
Bond			✓	Included - See Below	✓	Included - In Proposal Amount	✓	Included - In Proposal Amount		
ROADWORK TOTAL WITHOUT BOND			$ 5,787,633		$ 6,773,470		$ 7,387,182			
Bond Rate			1.85%		0.00%		0.00%			
Bond Amount			$ 107,071		$ -		$ -			
ROADWORK SUBCONTRACT INCLUDING BOND	$	7,743,994	$ 5,894,704		$ 6,773,470		$ 7,387,182			
GRAND TOTAL PARK & ROADWORK	$	16,917,618	$ 11,309,786		$ 11,839,609		$ 13,639,811			

COLLAGE
CONSTRUCTION / INTEGRATED SERVICES

SUBCONTRACTOR BID TABULATION

ROLLING HILLS COMMUNITY PARK & ROADWAY

01/16/26

			Lowest Accepted		
SCOPE OF WORK			***Champion Services***		***Company***
Demo - Well & Structures			**Chris Kepple**		**Contact**
			407-250-6755		**Phone**
			chris@championservicesfl.com		**Email**
COMMUNITY PARK	**Budget Est.**				
Demolition	**$ 80,500**		**$ 93,200**		**$ -**
Well Removals		✓			$ -
Well Pump House Removal		✓			$ -
Drain Field Removal		✓			$ -
Septic Tank Removal		✓			$ -
Restroom Building Demo		✓			$ -
Sales Tax		✓	Required		Required
Bond			Not Required		Not Required
PARK BASE BID TOTAL WITHOUT BOND			**$ 93,200**		**$ -**
Bond Rate			0.00%		0.00%
Bond Amount			$ -		$ -
PARK BASE BID INCLUDING BOND	**$ 80,500**		**$ 93,200**		**$ -**

COLLAGE
CONSTRUCTION / INTEGRATED SERVICES

SUBCONTRACTOR BID TABULATION

ROLLING HILLS COMMUNITY PARK & ROADWAY

01/16/26

SCOPE OF WORK		Lowest Accepted					
METALS - RAILINGS		*McCarthy Fabrication*		*Granite Construction*		*Hubbard Construction*	
		Matthew McCarthy		David Ballard		Brain Oden	
		321-331-7973		919-730-6271		407-607-8828	
		matt@mfab-llc.com		david.ballard@gcinc.com		brian.eden@hubbard.com	
SUMMARY	**Budget Est.**						
Park Total	$ 145,954		$ 119,916		$ 100,000		$ 116,424
Roadwork & Utilities Total	$ 144,068		$ 64,790		$ 126,000		$ 111,000
Base Bid Subtotal	$ 290,021		$ 184,706		$ 226,000		$ 227,424
Park Alternate B Total	$ 22,908		$ 30,956		$ 28,798		$ 30,055
Park Alternate D Total	$ 87,842		$ 82,914		$ 76,895		$ 80,499
Alternates Subtotal	$ 110,750		$ 113,870		$ 105,693		$ 110,554
Base Bid & Alternates Grand Total	$ 400,771		$ 298,576		$ 331,693		$ 337,978
COMMUNITY PARK	**Budget Est.**						
Metal Railings (Retaining Walls)	$ 145,954		$ 116,424		$ 100,000		$ 116,424
Guard Railings - Base Bid		✓	$ 116,424	✓	$ 100,000	✗	Plug
Sales Tax		✓		✓		✗	
Bond		✓	Required	✓	Required	✗	Required
PARK TOTAL WITHOUT BOND	$ 145,954		$ 116,424		$ 100,000		$ 116,424
Bond Rate			3.00%		0.00%		0.00%
Bond Amount			$ 3,493		$ -		$ -
PARK SUBCONTRACT INCLUDING BOND			**$ 119,916**		**$ 100,000**		**$ 116,424**
PARK VE OPTION							
Railing			$ (16,648)				
Bottom Rail Option		✓	VE Deduct				
Park Alternate-B (North Trail Loop)							
Metal Railings (Retaining Walls)	$ 22,908		$ 30,055		$ 28,798		$ 30,055
Guard Railings - Alternate B		✓	$ 30,055	✓	$ 28,798	✗	Plug
Sales Tax		✓		✓		✗	
Bond		✓	Required	✓	Required	✗	Required
PARK ALT-B TOTAL WITHOUT BOND	$ 22,908		$ 30,055		$ 28,798		$ 30,055
Bond Rate			3.00%		0.00%		0.00%
Bond Amount			$ 902		$ -		$ -
PARK ALT-B SUBCONTRACT INCLUDING BOND			**$ 30,956**		**$ 28,798**		**$ 30,055**
PARK ALT-B VE OPTION							
Railing			$ (4,283)				
Bottom Rail Option		✓	VE Deduct				
Park Alternate-D (Boardwalk & Switchback)							
Metal Railings (Retaining Walls)	$ 87,842		$ 80,499		$ 76,895		$ 80,499
Guard Railings - Alternate D		✓	$ 74,278	✓	$ 5,505	✗	Plug
Hand Railings - Alternate D		✓	$ 6,221	✓	$ 71,390	✗	
Sales Tax		✓	Required	✓	Required	✗	Required
Bond		✓	Required	✓	Required	✗	Required
PARK ALT-D TOTAL WITHOUT BOND	$ 87,842		$ 80,499		$ 76,895		$ 80,499
Bond Rate			3.00%		0.00%		0.00%
Bond Amount			$ 2,415		$ -		$ -
PARK ALT-D SUBCONTRACT INCLUDING BOND			**$ 82,914**		**$ 76,895**		**$ 80,499**

COLLAGE
CONSTRUCTION / INTEGRATED SERVICES

SUBCONTRACTOR BID TABULATION

ROLLING HILLS COMMUNITY PARK & ROADWAY

01/16/26

SCOPE OF WORK			Lowest Accepted							
			McCarthy Fabrication			*Granite Construction*			*Hubbard Construction*	
METALS - RAILINGS			**Matthew McCarthy**			**David Ballard**			**Brain Oden**	
			321-331-7973			**919-730-6271**			**407-607-8828**	
			matt@mfab-llc.com			david.ballard@gcinc.com			brian.eden@hubbard.com	
PARK ALT-D VE OPTION										
Railing				$ (10,618)						
Bottom Rail Option			✓	VE Deduct						
ROADWORK (NORTH STREET)										
Metal Railings	$	144,068		$ 62,903		$ 126,000			$ 111,000	
FDOT Guard Railings			✓			✓			✓	
Sales Tax			✓			✓			✓	
Bond			✓	Required		✓	Required		✓	Required
ROADWORK TOTAL WITHOUT BOND	**$**	**-**	**$**	**62,903**		**$**	**126,000**		**$**	**111,000**
Bond Rate				3.00%			0.00%			0.00%
Bond Amount			$	1,887		$	-		$	-
ROADWORK SUBCONTRACT INCLUDING BOND			**$**	**64,790**		**$**	**126,000**		**$**	**111,000**
GRAND TOTAL PARK & ROADWORK	**$**	**256,703**	**$**	**298,576**		**$**	**331,693**		**$**	**337,978**

COLLAGE
CONSTRUCTION / INTEGRATED SERVICES

SUBCONTRACTOR BID TABULATION

ROLLING HILLS COMMUNITY PARK & ROADWAY

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SCOPE OF WORK			Lowest Accepted		
TRAIL PARK SIGNAGE			*Vital Signs of Orlando*		*The Sign King*
			Gary Stephens		Michael Grey
			407-297-0680		407-830-7443
			estimating@vitalsignsorlando.com		signkingfl@aol.com
COMMUNITY PARK	**Budget Est.**				
Trail Park Signage	**$ 90,515**		**$ 133,164**		**$ 247,454**
Wayfinding Throughout the Park		✓		✓	
Monument Signs		✓		✓	
Directory Signs		✓		✓	
Trail Heads Signage		✓		✓	
Sales Tax		✓		✓	
Bond			Not Required		Not Required
PARK TOTAL WITHOUT BOND	**$ 90,515**	**$**	**133,164**	**$**	**247,454**
Bond Rate			0.00%		0.00%
Bond Amount		$	-	$	-
PARK SUBCONTRACT INCLUDING BOND		**$**	**133,164**	**$**	**247,454**

COLLAGE
CONSTRUCTION / INTEGRATED SERVICES

SUBCONTRACTOR BID TABULATION

ROLLING HILLS COMMUNITY PARK & ROADWAY

01/16/26

			Lowest Accepted					
SCOPE OF WORK			*Mack Contracting*		*Granite Construction*		*The Sign King*	
CROSSING SIGNAGE PARK			Lawrence Mack		David Ballard		Michael Grey	
			407-601-5771		919-730-6271		407-830-7443	
			lawrence@mackcontracting.com		david.ballard@gcinc.com		signkingfl@aol.com	
COMMUNITY PARK	**Budget Est.**							
Park Static Crossing Signage	$ 122,312		$ 38,000		$ 40,000		$ 205,630	
Trail Crossing Signs		✓		✓		✓		
Road Crossing Signs		✓		✓		✓		
Parking Trailhead Signs		✓		✓		✓		
Existing Parking Lot Signs		✓		✓		✓		
Sales Tax		✓		✓		✓		
Bond			Not Required		Not Required		Not Required	
PARK TOTAL WITHOUT BOND	$ 122,312		$ 38,000		$ 40,000		$ 205,630	
Bond Rate			0.00%		0.00%		0.00%	
Bond Amount			$ -		$ -		$ -	
PARK SUBCONTRACT INCLUDING BOND			**$ 38,000**		**$ 40,000**		**$ 205,630**	

COLLAGE
CONSTRUCTION / INTEGRATED SERVICES

SUBCONTRACTOR BID TABULATION

ROLLING HILLS COMMUNITY PARK & ROADWAY

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SCOPE OF WORK		Lowest Accepted		Lowest Accepted		
		TAPCO		*Dynamic Roadway Services*		*Granite Construction*
BEACON SIGNAGE PARK		Mitch Grothey		*Bill Hargreaves*		David Ballard
		262-814-7331		863-797-6717		919-730-6271
		mitch.grothey@tapconet.com		bill.hargreaves@dynamicrs.net		david.ballard@gcinc.com
COMMUNITY PARK	**Budget Est.**					
Signal Beacon Crossing - Park	$ 90,000		$ 23,209		$ 25,210		$ 84,000
Road Crossing Rapid Flashing (RRFB) - Assembly Only		✓		✗	$ 23,209	✓	
Road Crossing Rapid Flashing (RRFB) - Installation Only		✗	$ 25,210	✓	Plug	✓	
			Plug				
Sales Tax		✓		✓		✓	
Bond			Not Required		Not Required		Not Required
PARK TOTAL WITHOUT BOND			$ 48,419		$ 48,419		$ 84,000
Bond Rate			0.00%		0.00%		0.00%
Bond Amount			$ -		$ -		$ -
PARK SUBCONTRACT INCLUDING BOND			**$ 48,419**		**$ 48,419**		**$ 84,000**

COLLAGE
CONSTRUCTION / INTEGRATED SERVICES

SUBCONTRACTOR BID TABULATION

ROLLING HILLS COMMUNITY PARK & ROADWAY

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		Selected - Inclusive of Site Package		Not Standalone of Site Package		Not Standalone of Site Package		Not Inclusive of Drainage	
SCOPE OF WORK		*Mack Contracting*		*Granite Construction*		*Hubbard Construction*		*ACP*	
RETAINING WALL		Lawrence Mack		David Ballard		Brain Oden		Jeff Oxley	
		407-601-5771		919-730-6271		407-607-8828		904-661-6689	
		lawrence@mackcontracting.com		david.ballard@gcinc.com		brian.eden@hubbard.com		joxley@acpfl.com	
SUMMARY	**Budget Est.**								
Park Total	$ 759,942.30		$ 1,007,297		$ 360,000		$ 915,910		$ 1,053,525
Park Alternate B Total	$ 119,273.46		$ 91,392		$ 91,392		$ 91,392		$ 91,392
Park Alternate D Total	$ 37,485.94		$ 85,000		$ 85,000		$ 85,000		$ 85,000
Base Bid & Alternates Grand Total	$ 916,702		$ 1,183,689		$ 536,392		$ 1,092,302		$ 1,229,917
COMMUNITY PARK									
Base Bid									
Retaining Walls	$ 759,942		$ 989,000		$ 360,000		$ 915,910		$ 803,525
W1 - Monument Split Face Block		✓		✓		✓		✓	
W2 - Putty Split Faced Block		✓		✓		✓		✓	
Retaining Wall Drainage			$ -		$ -		$ -		$ 250,000
Piping		✓		✓		✓		✗	Plug
Gravel		✓		✓		✓		✗	
Fabricate		✓		✓		✓		✗	
Sales Tax		✓	Included	✓	Included	✓	Included	✓	Included
Bond		✓	See Below	✓	Included	✓	Included	✓	Required
TOTAL WITHOUT BOND		$	989,000	$	360,000	$	915,910	$	1,053,525
Bond Rate			1.85%		0.00%		0.00%		0.00%
Bond Amount		$	18,297	$	-	$	-	$	-
PARK SUBCONTRACT INCLUDING BOND	$ 759,942	**$**	**1,007,297**	**$**	**360,000**	**$**	**915,910**	**$**	**1,053,525**
PARK VE OPTION									
Retaining Walls									$ (955,681)
Stackable Retaining Walls								✓	Stackable Wall System
Park Alternate-B (North Trail Loop)									
Retaining Walls	$ 119,273		$ 91,392		$ 91,392		$ 91,392		$ 91,392
W1 - Monument Split Face Block		✗	Plug	✓		✗	Plug	✗	Plug
W2 - Putty Split Faced Block		✓		✓		✓		✗	
Retaining Wall Drainage			$ -		$ -		$ -		$ -
Piping		✓		✓		✓		✗	
Gravel		✓		✓		✓		✗	
Fabricate		✓		✓		✓		✗	
Sales Tax		✓	Included	✓	Included	✓	Included	✓	Required
Bond		✓	See Below	✓	Included	✓	Included	✓	Required
Alt-B TOTAL WITHOUT BOND		$	91,392	$	91,392	$	91,392	$	91,392
Bond Rate			0.00%		0.00%		0.00%		0.00%
Bond Amount		$	-	$	-	$	-	$	-
PARK Alt-B SUBCONTRACT INCLUDING BOND	$ 119,273	**$**	**91,392**	**$**	**91,392**	**$**	**91,392**	**$**	**91,392**
Park Alternate-D (Boardwalk & Switchback)									
Retaining Walls	$ 37,486		$ 85,000		$ 85,000		$ 85,000		$ 85,000
W2 - Putty Split Faced Block		✗	Plug	✓		✗	Plug	✗	Plug
Footing		✓		✓		✓		✓	
Rebar		✓		✓		✓		✓	
Weepholes - 2" PVC		✓		✓		✓		✓	
Precast Cap		✓		✓		✓		✓	
Surveying									
Testing									

COLLAGE
CONSTRUCTION / INTEGRATED SERVICES

SUBCONTRACTOR BID TABULATION

ROLLING HILLS COMMUNITY PARK & ROADWAY

01/16/26

		Selected - Inclusive of Site Package		Not Standalone of Site Package		Not Standalone of Site Package		Not Inclusive of Drainage	
SCOPE OF WORK		*Mack Contracting*		*Granite Construction*		*Hubbard Construction*		*ACP*	
RETAINING WALL		Lawrence Mack		David Ballard		Brain Oden		Jeff Oxley	
		407-601-5771		919-730-6271		407-607-8828		904-661-6689	
		lawrence@mackcontracting.com		david.ballard@gcinc.com		brian.eden@hubbard.com		joxley@acpfl.com	
Retaining Wall Drainage			$ -		$ -		$ -		$ -
Piping		✓		✓		✓		✓	
Gravel		✓		✓		✓		✓	
Fabricate		✓		✓		✓		✓	
Sales Tax		✓	Included	✓	Included	✓	Included	✓	Required
Bond		✓	See Below	✓	Included	✓	Included	✓	Required
Alt-D TOTAL WITHOUT BOND		$	85,000	$	85,000	$	85,000	$	85,000
Bond Rate			0.00%		0.00%		0.00%		0.00%
Bond Amount		$	-	$	-	$	-	$	-
Alt-D PARK SUBCONTRACT INCLUDING BOND	$ 37,486	$	85,000	$	85,000	$	85,000	$	85,000
GRAND TOTAL	$ -	$	1,183,689	$	536,392	$	1,092,302	$	1,229,917

COLLAGE
CONSTRUCTION / INTEGRATED SERVICES

SUBCONTRACTOR BID TABULATION

ROLLING HILLS COMMUNITY PARK & ROADWAY

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SCOPE OF WORK		Lowest Accepted - Material		Lowest Accepted - Material		Lowest Accepted - Material		Lowest Accepted - Installation		Not Standalone of Site Package		Not Standalone of Site Package	
		Indoff		*Graber Manufacturing*		*BearSaver*		*Al Bosgraaf & Sons*		*Hubbard Construction*		*Granite Construction*	
SITE FURNISHINGS		Allen Peterson		Larry Seiple		Cory Coulter		Gerald Bosgraaf		Brain Oden		David Ballard	
		850-285-0938		608-849-1080		909-212-5379		407-402-8495		407-607-8828		919-730-6271	
		allen.peterson@indoff.com		lseiple@madrax.com		sales@bearsaver.com		albandsons@gmail.com		brian.eden@hubbard.com		david.ballard@gcinc.com	
SUMMARY	**Budget Est.**												
Park Total	$ 174,775		$ 71,754		$ 71,754		$ 71,754		$ 71,754		$ 78,100		$ 160,000
Park Alternate	$ 32,400		$ 10,618		$ 10,618		$ 10,618		$ 10,618		$ 41,541		$ 35,000
Park Alternate	$ 9,257		$ 2,610		$ 2,610		$ 2,610		$ 2,610		$ 11,869		$ 10,000
Park Alternate	$ 20,951		$ 10,616		$ 10,616		$ 10,616		$ 10,616		$ 22,898		$ 21,900
Base Bid & Alternates Grand Total	$ 237,383		$ 95,599		$ 95,599		$ 95,599		$ 95,599		$ 154,408		$ 226,900
COMMUNITY PARK	**Budget Est.**												
Site Furnishings - Materials	$ 174,775		$ 50,633		$ 50,633		$ 50,633		$ 50,633		$ 78,100		$ 160,000
Benches		✓	$ 25,737	✗	$ 25,737	✗	$ 25,737	✗	$ 25,737	✓		✓	
Bike Racks		✓		✗	Plug	✗	$ 15,790	✗	$ 15,790	✓		✓	
Bike Grab Bars		✗	$ 15,790	✓	$ 15,790	✗	Plug	✗	$ 9,106	✗		✗	
Waste Receptacles		✗	$ 9,106	✗	$ 9,106	✓	$ 9,106	✗	Plug	✓		✓	
Sales Tax and Freight		✓	Plug	✓	Plug	✓		✗		✓		✓	
Site Furnishings - Installation			$ 21,121		$ 21,121		$ 21,121		$ 21,121				
Benches		✗	Plug	✗	Plug	✗	Plug	✓		✓		✓	
Bike Racks		✗		✗		✗		✓		✓		✓	
Bike Grab Bars		✗		✗		✗		✓		✗		✗	
Waste Receptacles		✗		✗		✗		✓		✓		✓	
Bond			Not Required		Not Required		Not Required		Not Required		Included		Included
TOTAL WITHOUT BOND			$ 71,754		$ 71,754		$ 71,754		$ 71,754		$ 78,100		$ 160,000
Bond Rate			0.00%		0.00%		0.00%		0.00%		0.00%		0.00%
Bond Amount			$ -		$ -		$ -		$ -		$ -		$ -
PARK SUBCONTRACT INCLUDING BOND	$ 174,775		$ 71,754		$ 71,754		$ 71,754		$ 71,754		$ 78,100		$ 160,000
Park Alternate-A (Trellis & Trail Loop)													
Site Furnishings - Materials	$ 32,400		$ 7,061		$ 7,061		$ 7,061		$ 7,061		$ 41,541		$ 35,000
Benches Trellis - Alternate A		✓		✗	Plug	✗	Plug	✗	$ 7,061	✓		✓	
Sales Tax and Freight		✓		✗		✗		✗	Plug	✓		✓	
Site Furnishings - Installation			$ 3,557		$ 3,557		$ 3,557		$ 3,557				
Benches Trellis - Alternate A		✗	Plug	✗	Plug	✗	Plug	✓		✓		✓	
Bond			Not Required		Not Required		Not Required		Not Required		Included		Included
PARK ALT-A TOTAL WITHOUT BOND			$ 10,618		$ 10,618		$ 10,618		$ 10,618		$ 41,541		$ 35,000
Bond Rate			0.00%		0.00%		0.00%		0.00%		0.00%		0.00%
Bond Amount			$ -		$ -		$ -		$ -		$ -		$ -
PARK ALT-A SUBCONTRACT INCLUDING BOND	$ 32,400		$ 10,618		$ 10,618		$ 10,618		$ 10,618		$ 41,541		$ 35,000
Park Alternate-D (Boardwalk & Switchback)													
Site Furnishings - Materials	$ 9,257		$ 2,017		$ 2,017		$ 2,017		$ 2,017		$ 11,869		$ 10,000
Benches - Alternate D		✓		✗	Plug	✗	Plug	✗	$ 2,017	✓		✓	
Sales Tax and Freight		✓		✗		✗		✗	Plug	✓		✓	
Site Furnishings - Installation			$ 593		$ 593		$ 593		$ 593				
Benches - Alternate D		✗	Plug	✗	Plug	✗	Plug	✓		✓		✓	
Bond			Not Required		Not Required		Not Required		Not Required		Included		Included
PARK ALT-D TOTAL WITHOUT BOND			$ 2,610		$ 2,610		$ 2,610		$ 2,610		$ 11,869		$ 10,000
Bond Rate			0.00%		0.00%		0.00%		0.00%		0.00%		0.00%
Bond Amount			$ -		$ -		$ -		$ -		$ -		$ -
PARK ALT-D SUBCONTRACT INCLUDING BOND	$ 9,257		$ 2,610		$ 2,610		$ 2,610		$ 2,610		$ 11,869		$ 10,000

COLLAGE
CONSTRUCTION / INTEGRATED SERVICES

SUBCONTRACTOR BID TABULATION

ROLLING HILLS COMMUNITY PARK & ROADWAY

01/16/26

SCOPE OF WORK		Lowest Accepted - Material		Lowest Accepted - Material		Lowest Accepted - Material		Lowest Accepted - Installation		Not Standalone of Site Package		Not Standalone of Site Package	
		Indoff		*Graber Manufacturing*		*BearSaver*		*Al Bosgraaf & Sons*		*Hubbard Construction*		*Granite Construction*	
SITE FURNISHINGS		Allen Peterson		Larry Seiple		Cory Coulter		Gerald Bosgraaf		Brain Oden		David Ballard	
		850-285-0938		608-849-1080		909-212-5379		407-402-8495		407-607-8828		919-730-6271	
		allen.peterson@indoff.com		lseiple@madrax.com		sales@bearsaver.com		albandsons@gmail.com		brian.eden@hubbard.com		david.ballard@gcinc.com	
Park Alternate-E (East Trail Loop)													
Site Furnishings - Materials	$ 20,951		$ 7,132		$ 7,132		$ 7,132		$ 7,132		$ 22,898		$ 21,900
Benches - Alternate E		✓	$ 4,035	✗	$ 4,035	✗	$ 4,035	✗	$ 4,035	✓		✓	
Bike Grab Bars - Alternate E		✗	$ 1,579	✓	$ 1,579	✗	$ 1,579	✗	$ 1,579	✗		✗	
Waste Receptacles - Alternate E		✗	$ 1,518	✗	$ 1,518	✓	$ 1,518	✗	$ 1,518	✓		✓	
Sales Tax and Freight		✓	Plug	✓	Plug	✓	Plug	✗	Plug	✓		✓	
Site Furnishings - Installation			$ 3,484		$ 3,484		$ 3,484		$ 3,484				
Benches - Alternate E		✗	Plug	✗	Plug	✗	Plug	✓		✓		✓	
Bike Grab Bars - Alternate E		✗		✗		✗		✓		✗		✗	
Waste Receptacles - Alternate E		✗		✗		✗		✓		✓		✓	
Bond			Not Required		Not Required		Not Required		Not Required		Included		Included
PARK ALT-E TOTAL WITHOUT BOND			$ 10,616		$ 10,616		$ 10,616		$ 10,616		$ 22,898		$ 21,900
Bond Rate			0.00%		0.00%		0.00%		0.00%		0.00%		0.00%
Bond Amount			$ -		$ -		$ -		$ -		$ -		$ -
PARK ALT-E SUBCONTRACT INCLUDING BOND	$ 20,951		$ 10,616		$ 10,616		$ 10,616		$ 10,616		$ 22,898		$ 21,900
GRAND TOTAL	$ 237,383		$ 95,599		$ 95,599		$ 95,599		$ 95,599		$ 154,408		$ 226,900

COLLAGE
CONSTRUCTION / INTEGRATED SERVICES

SUBCONTRACTOR BID TABULATION

ROLLING HILLS COMMUNITY PARK & ROADWAY

01/16/26

SCOPE OF WORK	Lowest Accepted	Not Standalone of Site Package	Not Standalone of Site Package
LANDSCAPE & IRRIGATION	*Creative Wall & Landscaping*	*Granite Construction*	*Hubbard Construction*
	James Brown	David Ballard	Brain Oden
	352-931-0714	919-730-6271	407-607-8828
	Jbrown@creativewallsandlandscaping	david.ballard@gcinc.com	brian.eden@hubbard.com

SUMMARY	Budget Est.			
Park Total	$ 892,844	$ 1,174,434	$ 1,467,000	$ 704,841
RoadworkTotal	$ 525,729	$ 449,946	$ 450,574	$ 490,812
Base Bid Subtotal	$ 1,418,573	$ 1,624,380	$ 1,917,574	$ 1,195,654
Park Alternate A Total	$ 99,425	$ 111,155	$ 226,000	$ 150,772
Park Alternate B Total	$ 280,850	$ 262,951	$ 344,000	$ 413,221
Park Alternate C Total	$ 925	$ 377	$ -	$ 15,794
Park Alternate D Total	$ 166,440	$ 244,997	$ 267,100	$ 353,137
Park Alternate E Total	$ 20,603	$ 23,288	$ 27,000	$ 38,933
Alternates Subtotal	$ 568,243	$ 642,767	$ 864,100	$ 971,856
Base Bid & Alternates Grand Total	$ 1,986,815	$ 2,267,147	$ 2,781,674	$ 2,167,510

COMMUNITY PARK	Budget Est.			
Base Bid				
Landscape & Irrigation	$ 892,844	$ 1,134,719	$ 1,467,000	$ 704,841
Trees		✓	✓	✓
Shrubs		✓	✓	✓
Ground Cover		✓	✓	✓
Sod		✓	✓	✓
Irrigation		✓	✓	✓
Sales Tax		✓ Included	✓ Inlcuded	✓ Inlcuded
Bond		✓ Required	✓ Included	✓ Included
TOTAL WITHOUT BOND		$ 1,134,719	$ 1,467,000	$ 704,841
Bond Rate		3.50%	0.00%	0.00%
Bond Amount		$ 39,715	$ -	$ -
PARK SUBCONTRACT INCLUDING BOND	$ 892,844	$ 1,174,434	$ 1,467,000	$ 704,841
Park Alternate-A (Trellis & Trail Loop)				
Landscape & Irrigation	$ 99,425	$ 107,396	$ 226,000	$ 150,772
Trees		✓	✓	✓
Shrubs		✓	✓	✓
Ground Cover		✓	✓	✓
Sod		✓	✓	✓
Irrigation		✓	✓	✓
Sales Tax		✓ Inlcuded	✓ Inlcuded	✓ Inlcuded
Bond		✓ Required	✓ Included	✓ Included
PARK ALT-A TOTAL WITHOUT BOND		$ 107,396	$ 226,000	$ 150,772
Bond Rate		3.50%	0.00%	0.00%
Bond Amount		$ 3,759	$ -	$ -
PARK ALT-A SUBCONTRACT INCLUDING BOND	$ 99,425	$ 111,155	$ 226,000	$ 150,772
Park Alternate-B (North Trail Loop)				
Landscape & Irrigation	$ 280,850	$ 254,059	$ 344,000	$ 413,221
Trees		✓	✓	✓
Shrubs		✓	✓	✓
Ground Cover		✓	✓	✓
Sod		✓	✓	✓
Irrigation		✓	✓	✓
Sales Tax		✓ Inlcuded	✓ Inlcuded	✓ Inlcuded
Bond		✓ Required	✓ Included	✓ Included
PARK ALT-B TOTAL WITHOUT BOND		$ 254,059	$ 344,000	$ 413,221
Bond Rate		3.50%	0.00%	0.00%
Bond Amount		$ 8,892	$ -	$ -
PARK ALT-B SUBCONTRACT INCLUDING BOND	$ 280,850	$ 262,951	$ 344,000	$ 413,221
Park Alternate-C (Maintenance Bldg.)				
Landscape & Irrigation	$ 925	$ 364	$ -	$ 15,794
Ground Cover		✓	✗	✓
Sod		✗ Not Shown	✗	✓
Sales Tax		✓ Inlcuded	✓ Inlcuded	✓ Inlcuded
Bond		✓ Required	✓ Included	✓ Required
PARK ALT-C TOTAL WITHOUT BOND		$ 364	$ -	$ 15,794
Bond Rate		3.50%	0.00%	0.00%
Bond Amount		$ 13	$ -	$ -
PARK ALT-C SUBCONTRACT INCLUDING BOND	$ 925	$ 377	$ -	$ 15,794
Park Alternate-D (Boardwalk & Switchback)		####		
Landscape & Irrigation	$ 166,440	$ 236,712	$ 267,100	$ 353,137
Trees		✓	✓	✓
Shrubs		✓	✓	✓
Ground Cover		✓	✓	✓

COLLAGE
CONSTRUCTION / INTEGRATED SERVICES

SUBCONTRACTOR BID TABULATION

ROLLING HILLS COMMUNITY PARK & ROADWAY

01/16/26

SCOPE OF WORK		Lowest Accepted		Not Standalone of Site Package		Not Standalone of Site Package	
		Creative Wall & Landscaping		*Granite Construction*		*Hubbard Construction*	
LANDSCAPE & IRRIGATION		James Brown		David Ballard		Brain Oden	
		352-931-0714		919-730-6271		407-607-8828	
		Jbrown@creativewallsandlandscaping		david.ballard@gcinc.com		brian.eden@hubbard.com	
Sod		✓		✓		✓	
Irrigation		✓		✓		✓	
Sales Tax		✓	Inlcuded	✓	Inlcuded	✓	Inlcuded
Bond		✓	Required	✓	Included	✓	Required
PARK ALT-D TOTAL WITHOUT BOND		**$**	**236,712**	**$**	**267,100**	**$**	**353,137**
Bond Rate			3.50%		0.00%		0.00%
Bond Amount		$	8,285	$	-	$	-
PARK ALT-D SUBCONTRACT INCLUDING BOND	**$ 166,440**	**$**	**244,997**	**$**	**267,100**	**$**	**353,137**
Park Alternate-E (East Trail Loop)							
Landscape & Irrigation	**$ 20,603**		**$ 22,500**		**$ 27,000**		**$ 38,933**
Sod		✓		✓		✓	
Sales Tax		✓	Inlcuded	✓	Inlcuded	✓	Inlcuded
Bond		✓	Required	✓	Included	✓	Required
PARK ALT-E TOTAL WITHOUT BOND		**$**	**22,500**	**$**	**27,000**	**$**	**38,933**
Bond Rate			3.50%		0.00%		0.00%
Bond Amount		$	788	$	-	$	-
PARK ALT-E SUBCONTRACT INCLUDING BOND	**$ 20,603**	**$**	**23,288**	**$**	**27,000**	**$**	**38,933**
PARK & ALTERNATES TOTAL	**$ 1,461,087**	**$**	**1,817,201**	**$**	**2,331,100**	**$**	**1,676,697**
ROADWORK (NORTH STREET)							
Landscape & Irrigation	**$ 525,729**		**$ 261,749**		**$ 450,574**		**$ 490,812**
Trees		✓		✓		✓	
Shrubs		✓		✓		✓	
Ground Cover		✓		✓		✓	
Sod		✓	$ 172,981	✓		✓	
Irrigation		!	Plug	✓		✓	
Sales Tax		✓	Inlcuded	✓	Inlcuded	✓	Inlcuded
Bond		✓	Required	✓	Included	✓	Included
TOTAL WITHOUT BOND		**$**	**434,730**	**$**	**450,574**	**$**	**490,812**
Bond Rate			3.50%		0.00%		0.00%
Bond Amount		$	15,216	$	-	$	-
ROADWORK SUBCONTRACT INCLUDING BOND	**$ 525,729**	**$**	**449,946**	**$**	**450,574**	**$**	**490,812**
GRAND TOTAL	**$ 1,986,815**	**$**	**2,267,147**	**$**	**2,781,674**	**$**	**2,167,510**

COLLAGE
CONSTRUCTION / INTEGRATED SERVICES

SUBCONTRACTOR BID TABULATION

ROLLING HILLS COMMUNITY PARK & ROADWAY

01/16/26

SCOPE OF WORK		Accepted - Basis of Design		Alternate Design		Design Change		Design Change	
		Rep Services		*RCP Shelters*		*Double Bar Construction*		*American Platinum Builders*	
PAVILIONS		Mary Langley		Bo Ritter		Mike Mealor		Dan Gettings	
		407-853-3563		772-288-3600		407-402-3774		407-674-7045	
		mary@repservices.com		bo@rcpshelters.com		mmealor@doublebarconstruction		dgettings@apbuildersusa.com	
COMMUNITY PARK	**Budget Est.**								
Site Contractor General Conditions	$ 363,710		Included				$ -		$ 241,443
Mobilization		✓		✗		✓		✓	
Supervision		✓		✗		✓		✓	
Surveying		✓		✗		✓		✓	
Quality Control		✓		✗		✓		✓	
As-Builts		✓		✗		✓		✓	
Concrete	$ 48,229		$ 52,725				$ 47,563		$ -
Form & Finishing		✓	$ 52,725	✗		✓		✗	
Rebar		✓		✗		✓		✗	
Footer		✓		✗		✓		✗	
SOG		✓		✗		✓		✗	
Vertical Structure			$ 205,851		$ 49,770		$ -		$ -
Column & Structural Framing		✓	$ 205,851	✓		✗		✗	
Treated Tongue & Groove Deck		✓		✗		✗		✗	
Standing Seam Metal Roofing		✓		✗		✗		✗	
Trim & Flashing		✓		✓		✗		✗	
Installation		✓		✗		✗		✗	
Masonry			$ -		$ -		$ 44,327		$ -
Block 4"x8"		✗	**No Longer Required**	✗	**No Longer Required**	✓	**No Longer Required**	✓	**No Longer Required**
Waterproofing, Backer Rod, & Sealant		✗		✗		✓		✓	
Wire Ties, Mortar, and Grout		✗		✗		✓		✓	
Stone Veneer 2"		✗		✗		✓		✓	
Concrete Cap		✗		✗		✓		✓	
Vertical Structure			$ -		$ -		$ 308,636		$ 241,442
Hollow Structural Steel Column		✗	**No Longer Required**	✗	**No Longer Required**	✓	**No Longer Required**	✓	**No Longer Required**
Base Plate, Anchors, & Grout		✗		✗		✓		✓	
Structural Steel Joist		✗		✗		✓		✓	
Treated Wood Nailer		✗		✗		✓		✓	
Treated Tongue & Groove Deck		✗		✗		✓		✓	
Standing Seam Metal Roofing		✗		✗		✓		✓	
Stainless Fasteners		✗		✗		✓		✓	
Cover Board		✗		✗		✓		✓	
Flashing, Trim, & Caulk		✗		✗		✓		✓	
Gutters & Downspouts		✗		✗		✓		✓	
Electrical									
Lighting - 2 Light Strips Per Pavilion		✗		✗		✓		✓	
Conduit - Future Power		✓	$ -	✓	$ -	✓	$ -	✓	$ -
Sales Tax				✓		✓		✓	
Bond		✓	Not Required	✓	Required	✓	Required	✓	Required
TOTAL WITHOUT BOND		$	258,576	$	49,770	$	400,526	$	482,885
Bond Rate			0.00%		0.00%		0.00%		0.00%
Bond Amount			-	$	-	$	-	$	-
PARK SUBCONTRACT INCLUDING BOND	$ 411,939	$	258,576	$	49,770	$	400,526	$	482,885

COLLAGE
CONSTRUCTION / INTEGRATED SERVICES

SUBCONTRACTOR BID TABULATION

ROLLING HILLS COMMUNITY PARK & ROADWAY

01/16/26

SCOPE OF WORK		Lowest Accepted					
		Southwest Greens		*SynLawn*		*DelaTurf*	
Putting Green		Jim Walton		David Sheffer		Ryan Church	
		561-694-1557		941-292-8563		407-394-4890	
		jwalton@swgreens.com		David.Sheffer@synlawn.com		ryan@delaturf.com	
COMMUNITY PARK	**Budget Est.**						
Synthetic Turf - Putting Green	$ 128,437		$ 119,649		$ 128,437		$ 131,702
Turf Type A - Putting Surface		✓		✓		✓	
Sub-layer of 1" Dust		✓		✓		✓	
Turf Type A - Striking Surface		✓		✓		✓	
1 lb of infill per SF		✓		✓		✓	
High Density Foam Pad		✓		✓		✓	
Materials for Installation - Adhesive, Staples, Etc.		✓		✓		✓	
Cups & Flagstick		✓		✓		✓	
Testing		✓		✓		✓	
Bond			Not Required		Not Required		Not Required
TOTAL WITHOUT BOND			**$ 119,649**		**$ 128,437**		**$ 131,702**
Bond Rate			0.00%		0.00%		0.00%
Bond Amount			$ -		$ -		$ -
PARK SUBCONTRACT INCLUDING BOND			**$ 119,649**		**$ 128,437**		**$ 131,702**
PARK VE OPTION							
Turf					$ (28,781)		
Chip Striking Surfaces (6-ea)				✓	6-ea Striking Surfaces		

COLLAGE
CONSTRUCTION / INTEGRATED SERVICES

SUBCONTRACTOR BID TABULATION

ROLLING HILLS COMMUNITY PARK & ROADWAY

01/16/26

			Selcted		Verbal Quote Only		Not Standalone of Site Package
SCOPE OF WORK			***White Sign Company***		***Fagan Construction***		***Granite Construction***
TRELLIS (Alternate A)			**Bryan Stover**		**Chip Andzel**		**David Ballard**
			386-320-0623		**850-566-4753**		**919-730-6271**
			bstover@		chip@faganconstructionllc.com		**david.ballard@gcinc.com**
COMMUNITY PARK	**Budget Est.**						
Vertical Structure	**$ 120,250**		$ 134,521		$ 115,000		$ 110,000
Hollow Structural Steel Column		✗	Aluminum	✓		✓	
Anchors, Brackets, & Hardware		✓		✓		✓	
Wood Beams		✗	Aluminum	✓		✓	
Bond			Not Required		Not Required	✓	Included
TOTAL WITHOUT BOND			**$ 134,521**		**$ 115,000**		**$ 110,000**
Bond Rate			0.00%		0.00%		0.00%
Bond Amount			$ -		$ -		$ -
PARK SUBCONTRACT INCLUDING BOND			**$ 134,521**		**$ 115,000**		**$ 110,000**

COLLAGE
CONSTRUCTION / INTEGRATED SERVICES

SUBCONTRACTOR BID TABULATION

ROLLING HILLS COMMUNITY PARK & ROADWAY

01/16/26

			Lowest Accepted		
SCOPE OF WORK			***Double Bar Construction***		***Company***
MAINTENANCE BUILDING (Alternate C)			**Michael Mealor**		**Contact**
			407-402-3774		**Phone**
			mmealor@doublebarconstruction.co		**Email**
COMMUNITY PARK					
Site Contractor General Conditions	$ 627,200		$ 621,027		$ -
Mobilization		✓			
Supervision		✓			
Surveying		✓			
Quality Control		✓			
As-Builts		✓			
Concrete Footing					$ -
Form & Finishing		✓			
Rebar		✓			
Anchor Bolts		✓			
Slab On Grade					$ -
Form & Finishing		✓			
Rebar		✓			
Masonry					$ -
CMU Wall		✓			
Dumpster CMU Screen Wall		✓			
Prefabricated Building					$ -
Base Plate, Anchors, & Grout		✓			
Hollow Structural Steel Columns, Brackets, & Hardware		✓			
Structural Steel Beams, Brackets, & Hardware		✓			
Grits, Purlins, & Struts		✓			
Framing & Openings		✓			
Metal Wall Panels & Closures		✓			
Standing Seam Metal Roofing		✓			
Eave & Soffits		✓			
Louvers & Screens		✓			
Insulation		✓			
Flashing, Trim, & Sealant		✓			
Gutters & Downspouts		✓			
Openings					$ -
Hollow Metal Doors		✓			
Windows		✓			
Overhead Coiling Doors		✓			
Interior					$ -
Framing, Drywall, Finishing, & Paint		✓			
Wood Sheathing & Painted Epoxy		✓			
Acoustic Ceiling Tile		✓			
Wire Mesh Fence & Gates		✓			
Exterior					$ -
Awnings		✓			
Dumpster Metal Gate		✓			
Plumbing					$ -
Piping		✓			
Plumbing Equipment		✓			
Interceptor		✓			
Mechanical					$ -
HVAC Equipment		✓			
Industrial Fans		✓			
Louvers & Screens		✓			
Electrical					$ -
Site Electrical Utilities		✓			
Power		✓			
Lighting		✓			
Sitework			$ -		$ -
Earthwork		✗	**Sitework Contractor**		
Paving, Concrete, & Curbs		✗			
Bollards		✗			
Pavement Markings		✗			

COLLAGE
CONSTRUCTION / INTEGRATED SERVICES

SUBCONTRACTOR BID TABULATION

ROLLING HILLS COMMUNITY PARK & ROADWAY

01/16/26

SCOPE OF WORK			Lowest Accepted		
			Double Bar Construction		*Company*
MAINTENANCE BUILDING (Alternate C)			Michael Mealor		Contact
			407-402-3774		Phone
			mmealor@doublebarconstruction.co		Email
Signage		✗			
Landscape			$ -		$ -
Landscape		✗	Sitework Contractor		
Utilities			$ -		$ -
Water		✗	Sitework Contractor		
Drainage		✗			
Sanitary		✗			
Sales Tax		✓	Required		Required
Bond		✓	Required		Required
TOTAL WITHOUT BOND			**$ 621,027**		**$ -**
Bond Rate			1.40%		0.00%
Bond Amount			$ 8,694		$ -
PARK SUBCONTRACT INCLUDING BOND	**$ 627,200**		**$ 629,721**		**$ -**

COLLAGE
CONSTRUCTION / INTEGRATED SERVICES

SUBCONTRACTOR BID TABULATION

ROLLING HILLS COMMUNITY PARK & ROADWAY

01/16/26

SCOPE OF WORK	Budget Est.	Lowest Accepted			Not Standalone of Site Package		
		Q-ICE Builders		*Custom Built Marine*		*Granite Construction*	
Boardwalk (Alternate D)		Andrew Wissmann		Sabrina Butler		David Ballard	
		402-641-5294		772-333-2383		919-730-6271	
		andrew@qicebuilders.com		Sabrina@custombuiltmarine.com		david.ballard@gcinc.com	
COMMUNITY PARK							
Marine			$ 465,656		$ 880,790		$ 330,000
Pier		✓		✓		✓	
Deck		✓		✓		✓	
Railing		✓		✓		✓	
Sales Tax		✓		✓		✓	
Bond		✓	Required	✓	Required	✓	Required
TOTAL WITHOUT BOND			**$ 465,656**		**$ 880,790**		**$ 330,000**
Bond Rate			3.00%		2.50%		0.00%
Bond Amount			$ 13,970		$ 22,020		$ -
PARK SUBCONTRACT INCLUDING BOND			**$ 479,626**		**$ 902,810**		**$ 330,000**
PARK VE OPTION							
Boardwalk			$ (155,576)				
Aluminum Powder Coated Railing System		✓					
Variation in Spec Design		✓					
GRAND TOTAL			**$ 324,050**				**$ -**

COLLAGE
CONSTRUCTION / INTEGRATED SERVICES

SUBCONTRACTOR BID TABULATION

ROLLING HILLS COMMUNITY PARK & ROADWAY

01/16/26

SCOPE OF WORK	Selected - Furnish Material	Selected - Foundation	Selected - Installation	Not Standalone of Site Package
	Raven Marine	*TOLTEC Construction*	*Carver Dock Dynasty*	*Granite Construction*
PEDESTRIAN BRIDGE (Alernate F)	Ray Sewell	Mike Cornette	Katrina Carver	David Ballard
	407-935-9799	407-654-2648	863-877-8379	919-730-6271
	rsewell@ravensmarine.com	mcornette@tolteconstruction.com	katrina@carversdockdynasty.com	david.ballard@gcinc.com
COMMUNITY PARK				
Marine	$ 60,077	$ 28,071	$ 77,000	$ 39,000
Prefrabricated Bridge (6x60)	✓	✗	✗	✗
Abutement & Concrete	✗	✓	✓	✓
Bridge Installation	✗	✗	✗	✗
Sales Tax	✓	✓	✓	✓
Bond	Not Required	Not Required	Not Required	Not Required
TOTAL WITHOUT BOND	**$ 60,077**	**$ 28,071**	**$ 77,000**	**$ 39,000**
Bond Rate	0.00%	0.00%	0.00%	0.00%
Bond Amount	$ -	$ -	$ -	$ -
PARK SUBCONTRACT INCLUDING BOND	**$ 60,077**	**$ 28,071**	**$ 77,000**	**$ 39,000**

Section 4

CLARIFICATIONS

COLLAGE

COLLAGE
CONSTRUCTION / INTEGRATED SERVICES

PHASE 1 - GUARANTEED MAXIMUM PRICE

CLARIFICATIONS - PARK & ROADWAY BASE BID

Project:	ROLLING HILLS COMMUNITY PARK & ROADWAY	**Location:**	LONGWOOD, FL PARCEL ID: 01-21-29-5CK-2500
Drawing #:	R210112.00	**Date:**	11/19/2025
Architect:	GAI & COMMUNITY SOLUTION GROUP	**Version:**	GMP
Estimator:	K. KIEFER	**Plan / Basis:**	ROLLING HILLS COMMUNITY PARK TRAIL - PHASE 1A DATED OCTOBER 22, 2025

CLARIFICATIONS

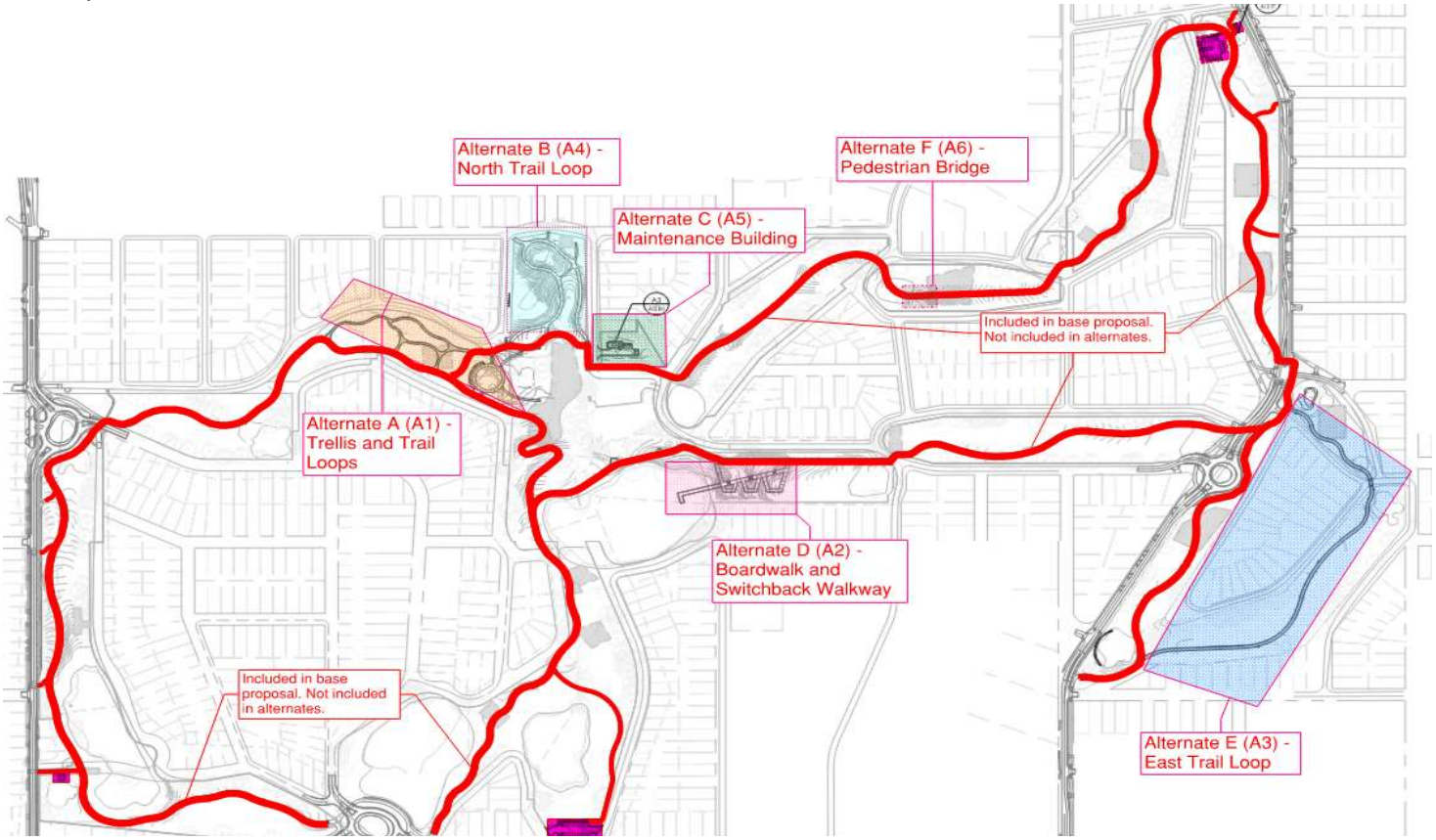
1	The GMP pricing includes the base bid and alternates A (A1), D (A2), & E(A3). If any of the alternates B (A4), C (A5), & F (A6) are approved and conformed to the drawings, we assume we will be given time to update and incorporate accepted changes while subcontractor pricing is reconfirmed.
2	The GMP pricing for the roadwork includes quantities provided by the HDR and CPH designer of record plans.
3	All public utilities relocations by Duke Energy, Spectrum, and CenturyLink utilities are assumed to have no cost impact to this GMP.
4	All design fees for Civil, Geotechnical, Landscape, and Structural services are assumed to be provided by the owner.
5	We assume the park trail will be completed in phases with multiple substantial completion days which will be handed over to the County for maintenance when completed. This is to avoid construction activities being spread throughout the Rolling Hills Community in effort to limit construction impacts throughout the 100 acre property.
6	We assume a normal subgrade and rock base for the putting surface and not concrete.
7	We assume normal construction activities will be acceptable between Monday through Saturday 7am to 5pm.
8	We assumed traffic control will be acceptable on milled surfaces while completing the roadway improvements.
9	This excludes all impact fees.
10	The contract states a maintenance bond is to be included. If this cost is not required, it will be returned to the County.
11	No costs have been provided or reserved for the unforeseen impacts of tariffs or government imposed trade restrictions. Due to potential market fluctuations, escalation associated with such impacts is not defined in this GMP. We assume the cost is good for 30 days.

CONTINGENCY

Contingency is carried to address additional project costs that may arise from adjustments to means and methods, resolutions, pricing refinements, or other items necessary to deliver a complete and functional project. Use of this contingency will require Owner approval, and any unused balance will be credited back to the Owner at final completion. Contingency is assumed at 3% on the direct cost of work within the base proposal.

OVERVIEW OF EXCLUSIONS:

Park Scope Inclusions:

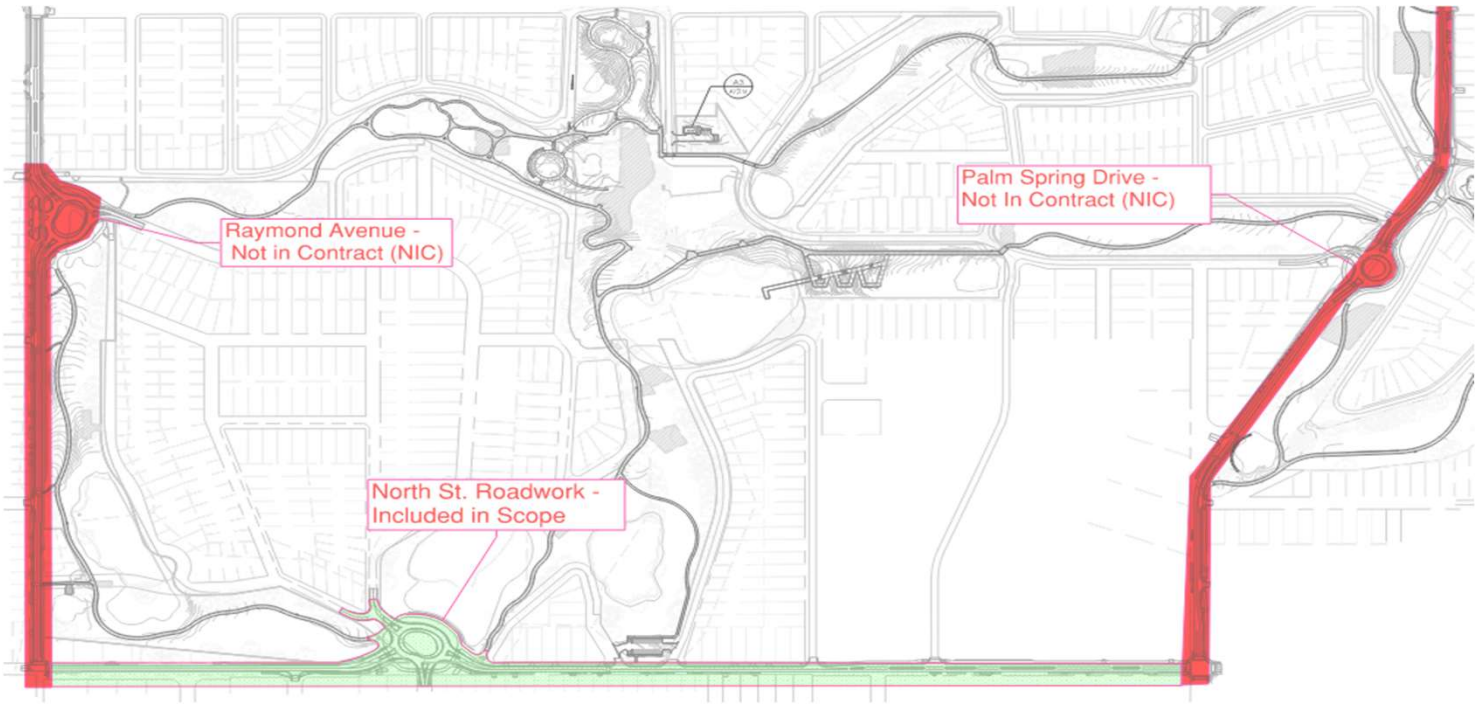


PHASE 1 - GUARANTEED MAXIMUM PRICE

CLARIFICATIONS - PARK & ROADWAY BASE BID

Project:	ROLLING HILLS COMMUNITY PARK & ROADWAY	**Location:**	LONGWOOD, FL PARCEL ID: 01-21-29-5CK-2500
Drawing #:	R210112.00	**Date:**	11/19/2025
Architect:	GAI & COMMUNITY SOLUTION GROUP	**Version:**	GMP
Estimator:	K. KIEFER	**Plan / Basis:**	ROLLING HILLS COMMUNITY PARK TRAIL - PHASE 1A DATED OCTOBER 22, 2025

Roadwork Inclusion:



PHASE 1 - GUARANTEED MAXIMUM PRICE
QUALIFICATIONS - PARK ALTERNATES

Project:	ROLLING HILLS COMMUNITY PARK & ROADWAY	**Location:**	LONGWOOD, FL PARCEL ID: 01-21-29-5CK-2500
Drawing #:	R210112.00	**Date:**	1/16/2026
Architect:	GAI & COMMUNITY SOLUTION GROUP	**Version:**	GMP
Estimator:	K. KIEFER	**Plan / Basis:**	ROLLING HILLS COMMUNITY PARK TRAIL ALTERNATE - A, B, C, D, E, & F DATED MAY 30, 2025

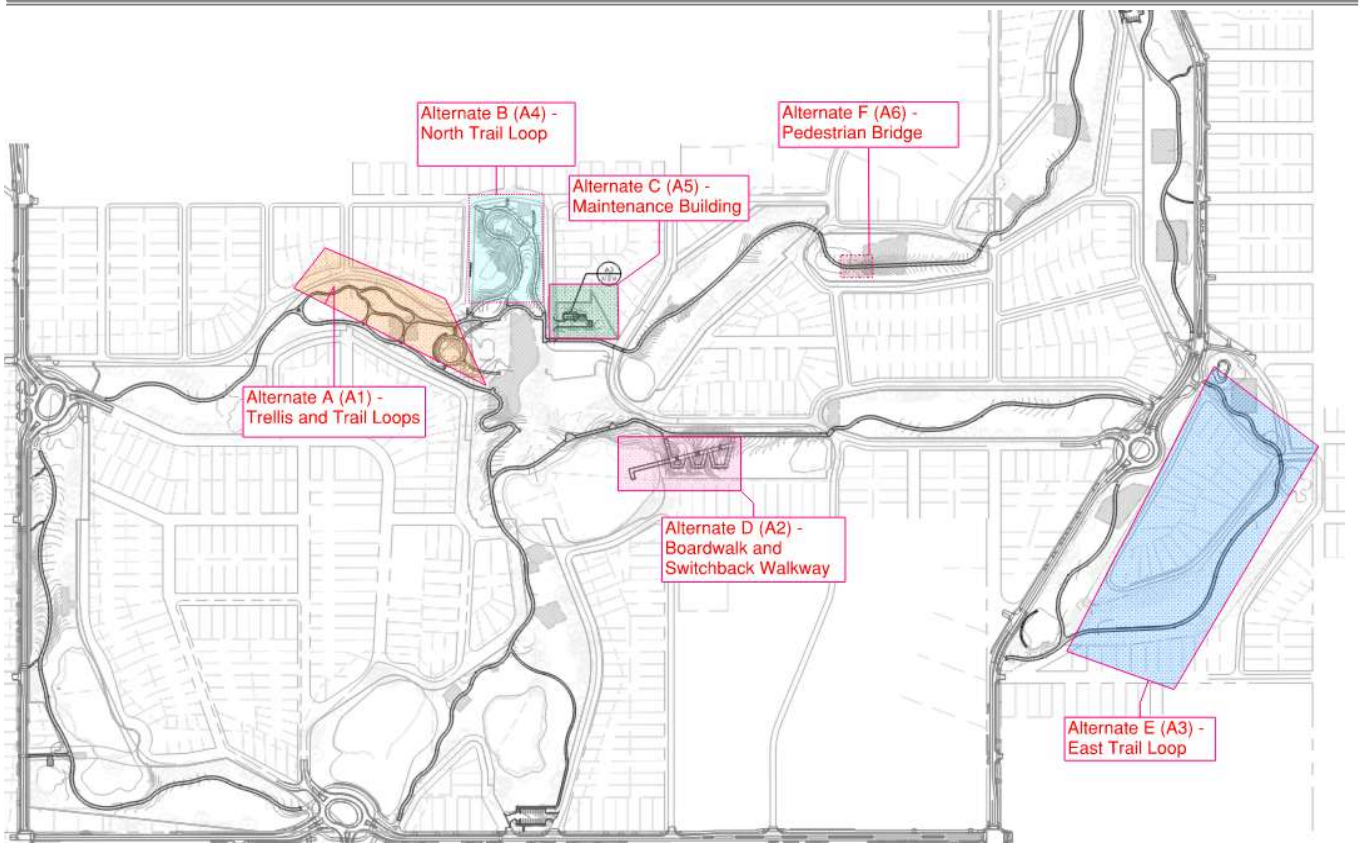
CLARIFICATIONS

1. The alternates A (A1), D (A2), & E(A3) are included in the total summarized cost. The alternates B (A4), C (A5), & F (A6) are not included in the total summarized cost and not provided as standalone projects. We assume if the alternates not included are approved, those will become part of the total project; however, if those are stand alone projects, mobilization cost would need to be applied
2. No footing details were provided for the alternate A trellis. This proposal includes a footing cost for the trellis foundations under division 3.
3. For Alternate C, it is assumed that water, sanitary, and storm connections are located within 250 linear feet of the building. A cost has been included to cover the installation of service lines up to this distance. If actual connections exceed 250 feet, or require abnormal installation methods (boring, lift stations, etc.), additional costs will apply.
4. The marine boardwalk listed within alternate D will be constructed using a substructure of marine grade treated lumber, stainless steel railing, and stainless steel cables. A VE option may be exercised for a powder aluminum coated railing system.
5. The pedestrian bridge listed within alternate F is assumed to be a 12x60 foot crossing. We assume a design will be provided, and we will be given time to update those cost impacts.
6. The demolition in alternate E for the cart path removal has been provided in the base proposal and removed from alternate E.
7. No allowances have been included in the pricing for the alternates. All costs are based solely on the scope defined in the drawings and the clarifications listed. It is assumed that if an allowances is required, it would be allocated from the base bid scope of work.
8. A graphical overview of each Alternate (A–F) is provided below for reference and is intended to illustrate the general location of each scope of work.

CONTINGENCY

This contingency is carried to address additional project costs that may arise from adjustments to means and methods, resolutions, pricing refinements, or other items necessary to deliver a complete and functional project. Use of this contingency will require Owner approval, and any unused balance will be credited back to the Owner at final completion. Contingency is assumed at 3% on the direct cost of work for alternates A-E and 10% on alternate F.

PARK ALTERNATES:



Section 5

PROJECT SCHEDULE

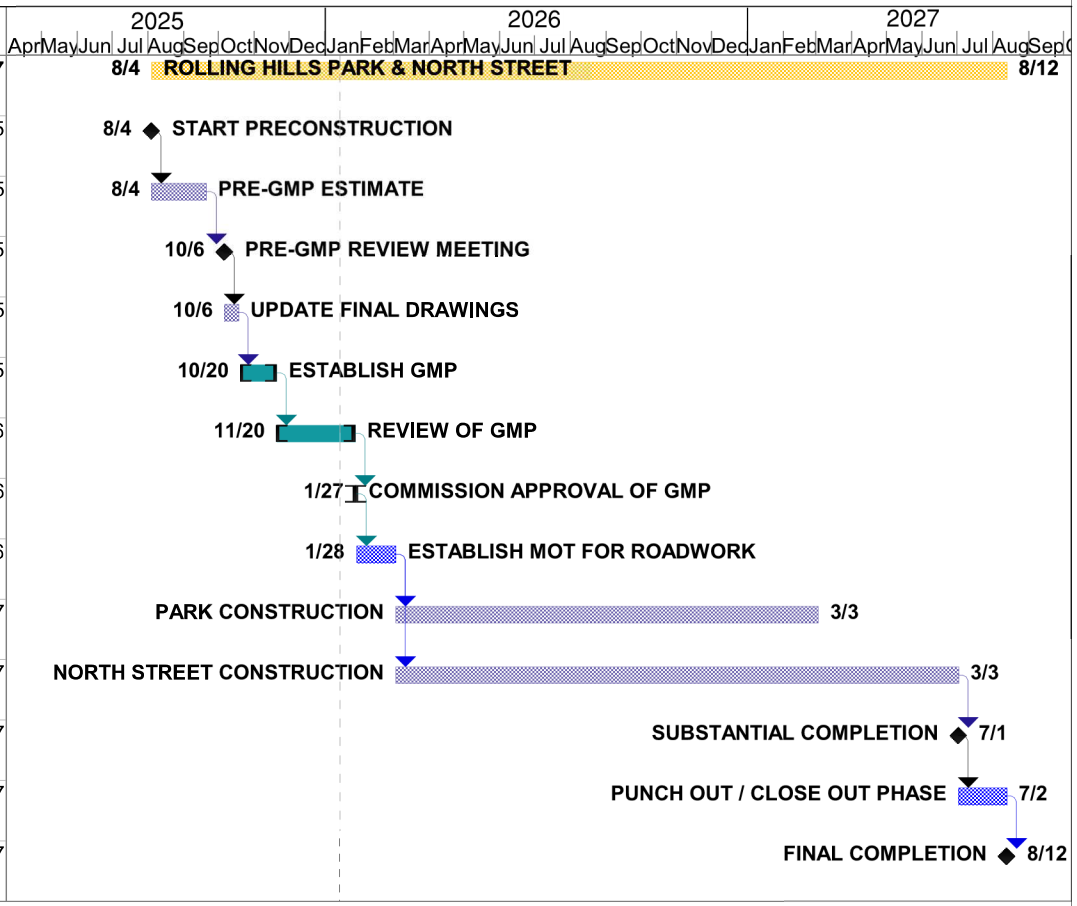
COLLAGE

COLLAGE
CONSTRUCTION / INTEGRATED SERVICES

PS-6034-24/RTB CONSTRUCTION MANAGER AT RISK (CMAR)
ROLLING HILLS PARK AND NORTH STREET ROADWAY
GMP Project Schedule

January 14, 2026

ID	Task Name	Duration	Start	Finish
1	**ROLLING HILLS PARK & NORTH STREET**	**529 days**	**Mon 8/4/25**	**Thu 8/12/27**
2	**START PRECONSTRUCTION**	0 days	Mon 8/4/25	Mon 8/4/25
3	**PRE-GMP ESTIMATE**	35 days	Mon 8/4/25	Fri 9/19/25
4	**PRE-GMP REVIEW MEETING**	0 days	Mon 10/6/25	Mon 10/6/25
5	**UPDATE FINAL DRAWINGS**	10 days	Mon 10/6/25	Fri 10/17/25
6	**ESTABLISH GMP**	23 days	Mon 10/20/25	Wed 11/19/25
7	**REVIEW OF GMP**	48 days	Thu 11/20/25	Mon 1/26/26
8	**COMMISSION APPROVAL OF GMP**	1 day	Tue 1/27/26	Tue 1/27/26
9	**ESTABLISH MOT FOR ROADWORK**	24 days	Wed 1/28/26	Mon 3/2/26
10	**PARK CONSTRUCTION**	261 days	Tue 3/3/26	Tue 3/2/27
11	**NORTH STREET CONSTRUCTION**	348 days	Tue 3/3/26	Thu 7/1/27
12	**SUBSTANTIAL COMPLETION**	0 days	Thu 7/1/27	Thu 7/1/27
13	**PUNCH OUT / CLOSE OUT PHASE**	30 days	Fri 7/2/27	Thu 8/12/27
14	**FINAL COMPLETION**	0 days	Thu 8/12/27	Thu 8/12/27



Project: PS-6034-24/RTB
Date: January 14, 2026

Task		External Milestone		Manual Summary Rollup	
Split		Inactive Task		Manual Summary	
Milestone		Inactive Milestone		Start-only	
Summary		Inactive Summary		Finish-only	
Project Summary		Manual Task		Progress	
External Tasks		Duration-only		Deadline	

Section 6

SOLICITED SUBCONTRACTORS

COLLAGE

SUBCONTRACTOR OVERVIEW

Solicited Subcontractors –

The Collage Companies has reached out to more than one thousand (1,000) local subcontractors to generate interest in constructing the Rolling Hills Community Park and completing the roadway improvements for Phase 1. Collage maintains a database of over five thousand (5,000) subcontractors throughout the state of Florida, including those local to the Longwood area as well as contractors listed on the FDOT prequalified list of local contractors. Through our network of statewide firms we identified sixty-five (65) companies expressing interest in the project. The table below summarizes the engaged contractors by trade.

Responsiveness Summary	
Status	Total Contractors
Will Bid	65
Won't Bid	51
Undecided	16
No Response	982
Grand Total	**1114**

Invited by Trade - Summary	
Trade	Total Contractors
Surveying	23
Material Testing & Inspections	36
Temporary Facilities and Controls	11
Temporary Fence	6
MOT / Traffic Control	79
Construction Cleaning	34
Demolition	51
Concrete	91
Masonry	55
Aluminum Canopies / Awnings	5
Metal Railings	35
Doors, Frames & Hardware	32
Coiling Doors & Grilles	18
Louvers	4
Drywall & Framing	88
Acoustical / Suspended Ceilings	7
Signage	32
Pavilion Fabrication	18
Trellis	4
Fabricated Engineered Structures	20
Plumbing	14
HVAC	13
Electrical	20
Sitework/Utilities/Asphalt Paving	246
Synthetic Turf	18
Site Furniture	18
Fences and Gates	25
Retaining Walls	6
Fabricated Bridges	2
Landscape & Irrigation	80
Transportation Signaling and Control Equipment	9
Marine & Dock Work	14
Grand Total	**1114**

At Collage, we are always striving to build the right partnerships within the existing market. These partnerships are often influenced by factors such as project owner and agency requirements, contractor capacity, workload, designer involvement, and overall market conditions. With this in mind, we seek partners who share our commitment to completing community projects such as Rolling Hills Park safely, with strong quality control standards, on schedule, and with respect for the surrounding community ensuring a lasting benefit for all to enjoy. The Collage Companies has carefully selected a team of qualified subcontractors to support the successful delivery of the Rolling Hills Community Park project. Each firm was evaluated based on their relevant experience, performance history, capacity, safety record, and alignment with project approach and goals.

6656407 - Rolling Hills Park and Roadways - The Collage Companies

01050-C **Surveying** **23** 21 2

Standing	Company	Contact	Email	City	ST	Phone	Call
No Response	Abel Surveying Services, Inc.	Bill Abel	abelsurveying@gmail.com	Deltona	FL	(386) 860-1866	
No Response	ALLEN & COMPANY, INC.	Helene Reiver	hreiver@allen-company.com	WINTER GARDEN	FL	(610) 745-3390	
No Response	AngleRight Surveying, LLC	Bethan Schwartzberg	bschwartzberg@angleright.net	Tampa	FL	(813) 758-8501	
No Response	ASSOCIATED LAND SURVEYING & MAPPING, INC.	JACK REED	JREED@ALSM.NET	ALTAMONTE SPRINGS	FL	(407) 869-5002	
No Response	Betsy Lindsay, Inc.	Rene Hankins	rhankins@betsylindsay.com	Stuart	FL	(772) 286-5753	
No Response	Bohanon & Associates Land Surveying	Jimmy Bohanon	jimmy@bohanonals.com	Bellview	FL	(352) 236-2212	
Will bid	Carnahan Proctor and Cross	Donna Hagedorn	DHagedorn@cpc-eng.com	Orlando	FL	(407) 960-5980	CN
No Response	Clymer Farner Barley Surveying	Jeremy Hallick	jhallick@CFB-inc.com	Wildwood	FL	(352) 748-3126	
No Response	Dale Stockstill & Associates	Rebekah Light	rebekah@dalestockstill.com	Orlando	FL	(601) 798-2326	
No Response	Hamilton Engineering & Surveying	RICK LOCKLIN	rickl@hamiltonengineering.us		FL		
No Response	John B. Webb & Associates, Inc.	Jacqueline Webb	estimating@webbengr.com	Winter Park	FL	(407) 622-9322	
No Response	L & S Diversified, LLC	Estimating Department	bids@LSsurveyor.com	Maitland	FL	(407) 681-3836	
No Response	Laventure & Associates, Inc.	April Williams	gatttor@msn.com	Fort Pierce	FL	(772) 398-6430	
No Response	Layout Services Inc	Jim Zimmerman	layout1@att.net	TITUSVILLE	FL	(321) 759-2779	
No Response	Leading Edge Land Services, Inc.	Karol Hofius	khofius@leadingedgels.com	Orlando	FL	(407) 351-6730	
No Response	Lebron Group, Surveying and Mapping Corp	Hector Lebron	request@lebrongroup.com	Winter Park	FL	(407) 781-9329	
No Response	On Point Surveying, Inc.	Douglas Negron-Berrios	operations@on-pointsurveying.com	Kissimmee	FL	(407) 989-8102	
No Response	Optimal Point Solutions, LLC	Elvis Torres	etorres@optimalpointsolutions.com	Kissimmee	FL	(407) 640-1799	
No Response	PES, LLC	Joseph Perez	jlperez@pesengsurv.com	Winter Garden	FL	(407) 680-9440	
No Response	R.E. Holland & Associates, Inc	Daniel Shields	dts@reholland.net	Jacksonville	FL	(904) 260-6300	
No Response	Rogers Engineering	Rodney Rogers	RKRogers@rogerseng.com	Ocala	FL	(352) 622-9214	
Will bid	Southeastern Surveying - Orlando	Katy Powers	kpowers@southeasternsurveying.com	Orlando	FL	(407) 904-4814	BR
No Response	SSMC	Javier Rivas-Crespo	jrivas@southeasternsurveying.com		FL		

01430-C **Material Testing & Inspections** **35** 31 4

Standing	Company	Contact	Email	City	ST	Phone	Call
No Response	3G ENGINEERING & CONSULTING SERVICES INC	Ontavis Gilbert	ogilbert@3g-engineering.com	Orlando	FL	(407) 437-2623	
No Response	A&Y GPR Services, Corp	gianfranco Giminiani	gian@aygpr.com		FL		
Will bid	Absolute Civil Engineering Solutions	Chris Haley	chaley@absoluteces.com	Tampa	FL	(813) 239-4750	
No Response	Accurate Traffic Counts, Inc.	Santiago Fraceschini	info@accuratetraffic.com	Oviedo	FL	(407) 678-0605	
No Response	AMRC	John Herman	jherman@amrcfl.com			(239) 936-8266	
No Response	BARNES, FERLAND AND ASSOCIATES, INC.	PATRICK Barnes	pbarnes@bfaenvironmental.com	Orlando	FL	(407) 896-8608	
No Response	BLUE MARLIN ENGINEERING, LLC	OSCIEL Plaza	oplaza@bluemarlinengineering.com	Orlando	FL	(407) 217-4464	
No Response	Carnahan Proctor and Cross	Donna Hagedorn	DHagedorn@cpc-eng.com	Orlando	FL	(407) 960-5980	CN
No Response	Civil Services, Inc. (CSI)	Bill Price	csijax@civilservicesinc.com	JACKSONVILLE	FL	(904) 641-1834	
No Response	Clean Harbors	Catherine TBD	wastepickup@cleanharbors.com			(877) 333-4244	
No Response	Curtoom Companies, Inc.	Paul Curtis	support@curtoom.com	Orlando	FL	(855) 862-5362	
Will bid	Deatrick Engineering Associates	Estimating Department	estimating@dea-eng.net	Orlando	FL	(407) 851-9776	BR
Will bid	Deatrick Engineering Associates, Inc.	Warren Deatrick	dea1@bellsouth.net	Orlando	FL	(407) 851-9776	BR
No Response	ECS Florida, LLC	Estimating Department	_35Proposals@ecslimited.com	Jacksonville	FL	(904) 886-5160	
No Response	ECS Limited	Isacc Cespedes	icespedes@ecslimited.com	Orlando	FL	(321) 307-2882	
No Response	Ellis & Associates, Inc.	Michael Gruber	m.gruber@ellisassoc.com	Jacksonville	FL	(904) 880-0960	
No Response	FECC, Inc.	Victor L. San Agustin, P.E.	vsanagustin@feccorporation.com	Orlando	FL	(407) 296-9995	
No Response	G.E.O. Engineering & Sciences, Inc.	Ed Miguens	emiguens@geoengineeringinc.com	Oakland	FL	(407) 379-9510	
No Response	Geo-Technology Associates, Inc.	Gautham Pillappa	gpillappa@gtaeng.com	Orlando	FL	(321) 482-4239	
No Response	Howco USA	Ron Schultz	ronschultz@howcousa.com			(800) 435-8467	
No Response	Integration Wiring, LLC	Israel Colon	israel.colon@intwiring.com	Winter Springs	FL	(321) 591-2986	
No Response	INTERTEK-PSI	Charles Woerner	charles.woerner@psiusa.com	Orlando	FL	(407) 304-5560	
No Response	John B. Webb & Associates, Inc.	Jacqueline Webb	estimating@webbengr.com	Winter Park	FL	(407) 622-9322	
No Response	JSC Systems, Inc.	Mickey Rudd	m.rudd@jscsystems.net	Jacksonville	FL	(407) 332-1985	
Will bid	Nadic Engineering Services, Inc.	shana ward	nadic@nadicinc.com	Orlando	FL	(407) 521-4771	
No Response	Orlando Business Telephone Systems, Inc.	Bart Bornack	bart@obtssolutions.net	Orlando	FL	(407) 996-9000	

No Response	Provac Services, LLC	Bryan Harris	BHarris@Provac.biz			(321) 244-7800
No Response	PSA Constructors, Inc.	Patrick Aliu	ptillman@psaonline.com	Orlando	FL	(407) 898-9119
No Response	T-Solutions Corporation	Chris Vazquez	chrisv@tsoolutionstech.com	Palm Harbor	FL	(813) 932-3031
No Response	Terracon (Orlando)	Josh Nolin	josh.nolin@terracon.com	Winter Park	FL	(407) 740-6110
No Response	Terracon (Tampa)	Jon Sink	jon.sink@terracon.com	Tampa	FL	(321) 203-7390
No Response	Tierra Inc	John Sansone	jsansone@tierraeng.com	Winter Garden	FL	(407) 877-1354
No Response	Tierra, Inc.	James Gibbs	jgibbs@tierraeng.com	Tampa	FL	(407) 877-1354
No Response	Universal Engineering Sciences, Inc.	Brittany Dunn	BDunn@teamues.com	Gainesville	FL	(352) 372-3392
No Response	X-RADAR, Inc.	Ronald Anderson	ron@x-radarinc.com	Plantation	FL	(954) 254-9509

015000 Temporary Facilities and Controls

11

Standing	Company	Contact	Email	City	ST	Phone	Call
No Response	Acme Barricades	Michael Moore	mmoore@acmebarricades.com	West Palm Beach	FL	(813) 623-2263	
No Response	ALLIED TRAILERS	Michael Ahmann	mahmann@alliedtrailers.com	Orlando	FL	(407) 565-7013	
No Response	Better Barricades, Inc.	Angie Flynn	aflynn@betterbarricades.com	New Smyrna Beach	FL	(386) 427-4971	
No Response	Mobile Mini Inc	Miguel Santos	Msantos@mobilemini.com	Kissimme	FL	(407) 851-5666	
No Response	Mobile Modular	Christina Delgado	christina.delgado@mgrc.com	Auburndale	FL	(863) 508-6879	
Won't bid	Modular Building Systems International, LLC	Patricia Berk	pberk@mbsi.com	Winter Garden	FL	(407) 905-9951	
No Response	RGH Waste & Disposal LLC	Heather Freeman	heatherf@rghwaste.com	Apopka	FL	(407) 412-5800	
No Response	Rose Fence Company	Brandon Rose	brandon.rose@rosefencecompany.com			(407) 382-5000	
Will bid	TOI TOI USA	Kristin Morton	kmorton@toitoiusa.com		FL		BR
No Response	United Site Services	Andrew Chuck	ANDREW.CHUCK@UNITEDSITESERVICES.COM	Orlando	FL	(407) 205-4707	
Will bid	Willscot	Guillermo Garcia	guillermo.garcia@willscot.com		SC		BR

015225-C Temporary Fence

6

Standing	Company	Contact	Email	City	ST	Phone	Call
Will bid	A1 Land & Environmental Services Inc.	John Sprovkin	info@a1les.com	Tampa	FL	(813) 470-0222	BR
No Response	Better Barricades, Inc.	Angie Flynn	aflynn@betterbarricades.com	New Smyrna Beach	FL	(386) 427-4971	
No Response	RG Erosion	Ricardo Rodriguez	Zeugirdor_ric@outlook.com			(336) 343-1245	
Will bid	RH Moore & Associates	Thomas Mustain	Thomas@rhmooreassociates.com			(813) 985-4533	
No Response	Twin Oaks Silt Fencing, LLC	kim wood	kim@twinoakssilt.com	Winter Park	FL	(321) 303-7700	
Will bid	United Rentals	Addiel Suarez	aperezsuar@ur.com			(407) 670-1723	BR

015360-C MOT / Traffic Control

79

Standing	Company	Contact	Email	City	ST	Phone	Call
No Response	1st Class Construction	Raul Becerra	1stclassrb@gmail.com	Frostproof	FL		
No Response	Acme Barricades	Michael Moore	mmoore@acmebarricades.com	West Palm Beach	FL	(813) 623-2263	
No Response	Alexander Silt Fencing, Inc.	Steve Alexander	alexandersiltfencing@hotmail.com	Crystal Beach	FL	(727) 487-3504	
No Response	Amerson Construction Group Inc.	Brian Amerson	brian@acgincorporated.net	St. Augustine	FL	(904) 835-1975	
No Response	ANJ Cleaning Service LLC	Baldemar Tlapa	cleaninganj@gmail.com		FL		
No Response	ArchID LLC	Angeline Covelli	angeline.covelli@archidsolutions.com	Miami	FL	(203) 252-0611	
No Response	ATA Guard Security Provider	ATA Guard Security provider	ataguardsp@gmail.com	West Palm Beach	FL	(561) 273-9120	
No Response	B&H Specialty Construction	David Hardwick	david@bhspecialtyconstruction.com	Sarasota	FL	(305) 240-9449	
No Response	Berglund Construction	Jeffrey Wise	jwise@berglundco.com	Tampa	FL		
No Response	Better Barricades, Inc.	Angie Flynn	aflynn@betterbarricades.com	New Smyrna Beach	FL	(386) 427-4971	
No Response	BOSS Crane & Rigging	Jason Green	jason.green@bosscrane.com	Orlando	FL		
No Response	Buildwell Construction Services	Michael Grimo	mike@buildwellcs.com	Ocala	FL	(352) 642-3457	
No Response	Burke Construction Group	Shane Burke	shanemckinneyburke@gmail.com	Longboat Key	FL	(770) 856-9096	
No Response	C. Richie Fencing Co.	Chad Richie	cr@crichiefencingco.com	Inverness	FL	(352) 212-5020	
No Response	CCS Construction	Ashley Rumble	ashley@ccs-construction.com	Orlando	FL	(407) 624-5610	
No Response	Central Florida Traffic Control	Nick Bonine	nick@centralfltraffic.com	Winter Haven	FL	(863) 662-3927	
No Response	Chelle Renovate and Build	Edward Hodgson III	ehodgsoniii765@gmail.com	Punta Gorda	FL		
No Response	Clean Kut Services LLC	Patrice Seaberry	cleankutservicesllc@gmail.com	Tampa	FL	(813) 550-3534	
No Response	Coastal Cornerstone Construction LLC	Justin Piersma	jpiersma@cccbuild.com	Clearwater	FL	(727) 771-5672	
No Response	Comfort House Inc	Susan Adams	susana@comforthouseinc.com	Orlando	FL	(407) 647-2002	
Won't bid	Concrete Structures G.C. LLC	Bid Account	bidding@concretestructuresgc.com	Sunrise	FL		
No Response	Dauntless Contracting	Kelly Parfitt	kellyparfitt@dauntless-contracting.com	Tampa	FL	(813) 927-3709	

No Response	Dehlinger Construction LLC	Charles Dehlinger	charles@dehlinger.com	Longwood	FL	(407) 636-9322	
Will bid	Done Right Safety LLC	Dalton Baptiste	daltonbaptiste402@gmail.com	Riverview	FL	(813) 669-2905	
No Response	Doodie Calls - A Portable Toilet Rental Company	Kelly Lindeen	kelly@doodie-calls.com	Groveland	FL	(813) 800-7667	
No Response	DuCon, LLC	Donald Odom	dodom@ducon.us		FL		
No Response	Ezcc	Anthony Nieves	anieves93@outlook.com	Port st lucie	FL	(772) 882-8170	
No Response	FCSS	Christina Brandao	christina@fcss.us	Hialeah	FL		
No Response	FiberLink - Maitland FL	Phil Totman	philtotman@fiberlinkllc.net	Maitland	FL		
No Response	Fischer & Fisher Landscaping, Inc.	RAY FISHER	fischerfisher220@bellsouth.net	Palm Bay	FL	(321) 724-4205	
Will bid	FLASH-RITE, INC	Fred Stilt	fred@flashrite.us	Maitland	FL	(407) 834-0408	BR
No Response	Fleetwing Corp.	Renee Verhelle	rverhelle@fleetwingoil.com	Lakeland	FL	(863) 665-7557	
No Response	Florida Construction & Engineering Inc	Johnny Dao	jdao@fcebuild.com		FL		
No Response	G&G Construction and Design Inc	Jael Minier	info@ggconstructiondesign.com	Orlando	FL	(407) 445-8494	
No Response	GE Protection	Anita Boyd	geprotection911@gmail.com	Orlando	FL	(407) 703-2626	
No Response	Great Southern Constructors	KRISTIN ROBB	krobb@gscconstructs.com	ORMOND BEACH	FL	(407) 672-1258	
No Response	Grizzly Group	Brian Touchstone	brian@grizzlygrp.com	Cantonment	FL	(850) 712-0623	
No Response	Herbross Constructions	Carlos L. Hernandez	contact@herbross.com	Orlando	FL	(321) 677-2115	
No Response	Hernandez Construction, LLC	Hernandez Marketing	marketing@hernandez-group.com	Fort Lauderdale	FL	(954) 712-1011	
No Response	Holiday Inn Melbourne-Viera Conference Ctr	Shawn Ackerman	shawn.ackerman@hiviera.com	Melbourne	FL	(321) 255-0077	
No Response	HSE Contractors Inc	Zachary Davis	zachary.davis@hsecontractors.com	Windermere	FL	(407) 284-1913	
No Response	ISC International Sign Company	Beth Renfro	brenfro@intlsign.com	Largo	FL	(239) 207-8621	
No Response	Kingdom Guardian Services	Derrick King	kingdomguardianservices@gmail.com	leesburg	FL	(352) 705-1274	
No Response	Landshark Construction & Development	Cody Spaur	cody@landsharkbuilders.com	Mims	FL	(321) 501-6951	
No Response	Lewis Walker Roofing Inc.	Cheyenne Walker	cheyenne@lewiswalkerroofing.com	Lake City	FL	(866) 959-7663	
No Response	MIE, Inc	Leanne Brunache	leanne@marcelinteriors.com	Apopka	FL	(407) 822-4313	
No Response	Modern Containment Systems	MIke Morton	mike@moderncontainmentsystems.com	Vero Beach	FL		
No Response	Modular Wall Solutions	Tucker Foster	tfoster@modwallsolutions.com	Brandon	FL	(352) 817-4234	
Will bid	MOT Plans	Jose Gonzalez	jose@motplans.com			(407) 813-6979	BR
No Response	Noontide Service Corporation USA Inc.	Jack McPhee	emergency@noontideservice.com	Fort Lauderdale	FL	(180) 052-5183	
Won't bid	Peachee Construction, Inc.	Ben Donnelly	bdonnelly@peacheeconstruction.com	Lakeland	FL	(863) 687-2730	
No Response	Petrill Construction Management LLC	Renee Booker	renee@petrillconst.com	St. Petersburg	FL	(610) 235-7718	
No Response	Precision Building Construction LLC - GC	Melanie Pabon	melanie@pbcfla.com	Orlando	FL		
No Response	Pulexa	Janet Garcia	jgarcia@pulexa.com		FL		
No Response	Quality Plus Reconstruction LLC	Neel Patel	npatel@inbuiltconstruction.com	Orlando	FL		
No Response	Radcliffe Keator Construction	Robbie Ginther	robbieginther@constructfl.com	Ocoee	FL		
No Response	Rams RPG	Denise Hall	denise.hall@ramsinc.net	Tampa	FL	(800) 577-1808	
No Response	Rankel Stillwagon Contracting	Samuel Landrum	slandrum@rs-gc.com	New Port Richey	FL	(813) 838-5849	
No Response	Reopartner LLC	Larry Krotenko	info@reopartner.com	Sarasota	FL	(360) 909-1536	
No Response	RGH Waste & Disposal LLC	Heather Freeman	heatherf@rghwaste.com	Apopka	FL	(407) 412-5800	
No Response	Road Safe Traffic	Steve Beaney	sbeaney@roadsafetraffic.com	Miami	FL	(305) 633-3883	
No Response	Rotas Construction	Nico Torres	rotasconstruction@gmail.com	Sarasota	FL		
No Response	Silver Lake Construction LLC	Landon Leon	landon@silverlakefl.com	Freeport	FL	(850) 428-5833	
No Response	Simpson Building Group	Fredric Simpson	info@sbgfl.us	Rockledge	FL	(321) 368-1617	
No Response	Sims Crane & Equipment	Mo Turknett	mo.turknett@simscrane.com	Tampa	FL	(813) 245-6256	
No Response	Sisca Construction	Lawrence Kelleher	larry@siscaconstruction.com	Jupiter	FL	(561) 972-1505	
No Response	Soncoast Quality Construction Inc.	Christian Hallman	challman@soncoastqc.com		FL		
No Response	SR Construction Services	Andrea Gallego	andrea@s-r-construction.com	Palm City	FL		
No Response	The Luxe Flush	Amanda Kirkland	info@theluxeflush.com	Sanford	FL	(855) 847-6632	
No Response	The Watts Group	Courtnei Watts	cwatts@thewgroups.com	Tampa	FL	(813) 431-4091	
No Response	TSP RENEW	Josh Lima	estimate@mcoconstructionusa.com	Davenport	FL	(678) 698-6728	
No Response	TurnOver Group Inc.	Jesse johnson	turnogjj@gmail.com	Winter Garden	FL	(863) 205-2749	
No Response	United Hoist Equipment	Derek Botts	dbotts@unitedhoist.com	Tampa	FL		
No Response	United Water Restoration Group	Zoltan Kurucz	zoltank@unitedwaterrestoration.com	Pompano Beach	FL	(772) 464-1300	
Won't bid	VE Florida	Matt Lowe	mattlowe@veflorida.com		FL		
No Response	Viking Construction LLC	Troy Ely	construction@vikingcompanies.org	Gainesville	FL	(386) 315-1932	
No Response	Wolfpack Construction	Eric Roman	eric@wolfpackfl.com		FL	(407) 449-8228	
No Response	Worldwide Recruitment Solutions	Chance Smith	chance.s@worldwide-rs.com	Tampa	FL	(813) 541-3990	
No Response	WSPRO Contracting	Daniel Abreu	wsprocontracting@gmail.com		FL	(407) 480-7779	

01740-C Construction Cleaning **34**

Standing	Company	Contact	Email	City	ST	Phone	Call
No Response	ABC CLEANING, INC.	Kerri Hearsey	officestaff@abc-cleaninginc.com	Orlando	FL	(407) 381-2120	
No Response	ASP-READY CHEM, LLC	ARRIF Charudry	sales@readycheminc.com	Sanford	FL		
No Response	Cooper's Construction Maintenance, LLC	Amanda Cooper	cooperscm@gmail.com	ORLANDO	FL	(386) 527-5046	
No Response	D & A Building Services, Inc.	Rudy Perez	rperez@dabuildingservices.com	Longwood	FL	(407) 831-5388	
No Response	DNS CONSTRUCTION CLEANING, INC.	DENISE WILLIAMS	denise@construction-cleaning.com	Kissimmee	FL	(321) 284-5060	
No Response	EAC Errands Unlimited, Inc.	Ella Drummer	ceo@eaccleaning.com	Orlando	FL	(407) 855-9025	
No Response	Eliteway Cleaning Systems, Inc.	Beverly Wright	elitewaycleaningsystemsinc@gmail.com	Ocoee	FL	(407) 684-6816	
No Response	Exclusive Cleaning Services, LLC	Jessica Rosario-Fortis	info@exclusivecleaningsvcs.com	Casselberry	FL	(407) 960-5890	
No Response	Faithworks Total Ground Maintenance, LLC	Christopher Freeman	info@faithworkstotalground.com	Mt. Dora	FL	(352) 729-2507	
No Response	Filthy Clean	David Vivas	estimates@Filthy-clean.com			(407) 737-0777	
No Response	FLORIDA CLEANING SYSTEMS, INC.	RENE BARRIOS	rene@fcsiservices.com	Altamonte Springs	FL	(407) 268-4035	
No Response	Florida Cleaning Systems, Inc.	Giovanna Barrios	certs@fcsfacilityservices.com	Altamonte Springs	FL	(407) 586-7100	
No Response	Heavenly Hearts Cleaning Services, Inc.	Regina Rush-Kemper	info@heavenlyheartscleaning.com	Orlando	FL	(407) 399-9729	
No Response	I Business Services, Inc.	Lourdine Gateau	ine210@aol.com	Orlando	FL	(407) 491-9432	
No Response	Interstate Recycling Waste Inc.	Kelly Ortega	KellyOrtega09Sales@outlook.com	Orlando	FL	(407) 812-5555	
No Response	Kings Service Solutions, LLC	Arnaldo Herrero	aherrero@kssgreen.com	Orlando	FL	(407) 704-8542	
Will bid	KLEEN SWEEP INC	Steve Michalewski	steve@kleensweepinc.org	Longwood	FL	(407) 333-0003	
No Response	Marette Callier	Marette Callier	mcolar@cfl.rr.com	Apopka	FL	(407) 914-6972	
No Response	Milclean USA, LLC	Karina Correa	karina@milcleanusa.com	Orlando	FL	(407) 973-4880	
No Response	MODERN INDUSTRY SERVICES, INC.	MICHAEL MCGEE	mmcgee@modernindustryservices.com	Orlando	FL	(321) 663-9127	
No Response	National Construction Cleaners	Jeff Hall	jhall@nationalcleangroup.com			(407) 680-1382	
No Response	Queen B's Royal Cleanings, LLC	Brittany Austin	info@queenbsroyalcleanings.com	Altamonte Springs	FL	(407) 988-8365	
No Response	RLH FACILITIES MAINTENANCE, LLC	ROBERT HARRIS	robert@mocservicesclean.com	Orlando	FL	(407) 425-1130	
No Response	Rugby Commercial Cleaning	Darrell Carpenter	dcarpenter@rugbyclean.com	Orlando	FL	(407) 730-7751	
No Response	ServiceMaster Commercial Cleaning by Professionals	Paul Cordrey	contacts@smccbyprofessionals.com		FL		
No Response	SOUTH EAST BUSINESS SERVICES, INC.	JOHNNY WILLIAMS	sebusinessinc@aol.com	Oviedo	FL	(407) 359-2743	
No Response	Sparkling Cleaning Services	Joseph Ruiz	joseph.ruiz@sparklingcleaninggroup.com	Key West	FL	(305) 434-6070	
No Response	Spartan CS, LLC	Jon Spengler	estimator@spartancs.solutions	Casselbery	FL	(689) 209-8579	
No Response	Spotless Cleaning LLC	Towando Reed	spotlessclean40@yahoo.com	Tampa	FL	(813) 370-3645	
No Response	Sweep It, LLC	Guadalupe Aranda	lupearanda@sweepit.net	Ocoee	FL	(407) 338-5070	
No Response	Sweeping Corporation of America	Sean Piper	spiper@sweepingcorp.com		NC		BR
No Response	TOTAL GREEN CLEANING, INC.	RUBI DAVID	totalgreen12@yahoo.com	Orlando	FL	(321) 972-4448	
No Response	Twin Trucking & Multi Services, LLC	Venderia Tart	gleamteam83@gmail.com	Orlando	FL	(407) 394-4435	
Will bid	Waste Management (WM)	Kiersten Drelich	kdrelich@wm.com	Orlando	FL	(407) 461-2752	BR

02200-C Demolition **51** **50** **1**

Standing	Company	Contact	Email	City	ST	Phone	Call
No Response	ABC Demolition	David Milks	abcdemo@abcdemolition.com	Deland	FL	(386) 668-9911	
No Response	ACE Demolition LLC	Nicole Stefan	nstefan.demoace@gmail.com	Orlando	FL	(407) 832-0204	
No Response	ACT, Inc.		pumpjet1@aol.com	Orlando	FL	(407) 297-9787	
No Response	Advanced Demoliton	Ted Chapman	demo@advanced-demo.com	Orlando	FL	(407) 679-1771	
No Response	Aerostar SES	John Hubbard	jhubbard@aerostar.net	Jacksonville	FL	(904) 565-2820	
No Response	Alloy Group	Rich Semega	rsemega@alloygroup.com			(813) 579-4300	
No Response	Alpha Wrecking	Bob Pagano	bobp@alphawrecking.com	Pompano Beach	FL	(954) 587-3700	
No Response	Apex Demolition Inc	Luis Torres	apexdemolition_lc@hotmail.com	Ruskin	FL	(941) 345-7489	
No Response	Arsenal Demolition and Recycling	Jeff Hussing	jeffhussing.arsenaldemo@outlook.com	Mims	FL	(407) 693-7121	
No Response	Axios Construction Services, LLC	Rami Sadrack	info@axioscs.com	Fern Park	FL	(321) 352-6829	
No Response	Burkhalter Wrecking, Inc.	P.J. Burkhalter	burkhalterwreckinginc@outlook.com	Jacksonville	FL	(904) 354-7813	
No Response	Cat and I, Inc	John Valois	John@catandi.com	Kissimmee	FL	(253) 670-2457	
No Response	Central Hauling & Excavating, Inc.	Shelby Luria	slcentralhauling@gmail.com	Winter Garden	FL	(407) 656-9132	
Will bid	Champion Services of Florida LLC	Chris Kepple	chris@championservicesfl.com	Apopka	FL	(407) 250-6755	BR
No Response	Charles Veigle Jr Building & Developing, LLC	Charles Veigle Jr.	rrdemolition@gmail.com	Altamonte Springs	FL	(407) 834-1771	
No Response	Clean Building, Inc.	Kevin Klein	kevin@cleanbuilding.com	WINTER PARK	FL	(407) 478-0627	
No Response	Coastal Prefab Inc.	Vito DePinto	vitod@coastalprefabinc.com	Naples	FL	(239) 260-1833	
No Response	Coastline Contractor Services	Jeff Gates	jeff@coastlinecontractor.com	Melbourne	FL	(321) 794-7424	

No Response	COMAR'S TRUCKING INC.	Ricky Comar	rcomar@comarstrucking.com	Clermont	FL	(352) 988-4210	
No Response	Construction Solutions Products, Inc.	Alice Rondon	Alice@csifl.co	Medley	FL	(786) 724-4122	
No Response	Cross Construction Services, Inc.	Pete Swyryd	pete@myccsfl.com	Lutz	FL	(813) 918-5987	
No Response	Cross Environmental Services, Inc.	Ross Worley	rossworley@crossenv.com	Crystal Springs	FL	(813) 783-1688	
No Response	Cruz Trucking, Inc.	Dixon Cruz	cruztrucking7@yahoo.com	Mascotte	FL	(352) 241-4624	
No Response	DBI Demolition	Chris Elkins	demoman@cfl.rr.com	Melbourne	FL	(321) 725-4239	
No Response	Demcon Group	Thomas Mcdonald	thomas@demcongroup.com	Ft. Lauderdale	FL	(954) 593-6205	
No Response	G. W. Trucking, Inc.	Garfield Walsh	gwtrucking@ymail.com	Winter Garden	FL	(407) 654-2811	
No Response	GLE Associates	Daved McLouth	DMcLouth@GLEassociates.com	Tampa	FL	(407) 658-4151	
No Response	GTK Demolition LLC	Kandi Winfrey	kandi@gtkdemolition.com		FL	(386) 748-3051	
No Response	H3FOUR General Contractors, LLC	Don Alcordo	Don@H3Four.Com	Orlando	FL	(407) 620-2279	
No Response	JMC Concrete Cutting & Demolition	Thomas Johnson	tjohnson@jmcconcretecutting.com	Winter Garden	FL	(407) 656-8100	
No Response	Johnson's Excavation & Services, Inc	Lender Carol	sales@jescontracting.com	Plant City	FL	(813) 752-7097	
No Response	L & L Demolition & Salvage	Lenny Linhares	lldemolition@gmail.com	Orlando	FL	(407) 295-0875	
No Response	Massive Transportation, Inc.	Dharmendra Kooma	MASSIVEDEE@AOL.COM	clermont	FL	(407) 509-1005	
No Response	maximus demolition	donald desivo	newyork157@yahoo.com	deltona	FL	(954) 793-7964	
No Response	Milburn Demolition dba Milburn Southeast LLC	Joseph Lodovico	joel@milburn.com	Tampa	FL	(813) 459-1273	
No Response	NCM Demolition and Remediaiton LP	Michael Fenton	mfenton@northstar.com	Orlando	FL	(407) 855-2365	
No Response	Nicola Transport & Excavating, Inc.	Parsram Khublal	bnsnr@aol.com	Ocoee	FL	(407) 293-7537	
No Response	Paul E. Walsh Trucking, Inc.	Paul Walsh	info@paulwalshtrucking.com	Winter Garden	FL	(407) 654-7837	
No Response	PAW Demolition	Brandon Duffy	brandond@pawdemo.com		FL	(727) 862-5956	
No Response	Pece of Mind Environmental, Inc	Steve Pece	steve@peceofmind.com	Orlando	FL	(407) 568-3456	
No Response	Rapid Removal	Tracey Harbert	taharbert@gmail.com	Tampa	FL	(352) 978-1688	
No Response	Rapid Removal, Inc.	James Carpenter	james@rapidremoval.net	Palm Beach Gardens		(561) 622-2242	
No Response	Road Runner Trucking, Inc.	Ramdial Dass	rdass21@yahoo.com	Orlando	FL	(407) 922-4648	
No Response	Samsula Demolition	Mike McDonald	mike.samsulademolition@yahoo.com	New Smyrna Beach	FL	(386) 423-6769	
No Response	Siles and Sons, Inc.	Carlos Siles	carlos.siles@silesandsonsinc.com	Orlando	FL	(407) 601-0472	
No Response	Speedy Concrete Cutting	Mark -Hart	mark.hart@speedycon.com	Longwood	FL	(407) 786-3766	
No Response	Sunrise Hauling & Excavating, Inc.	Nakeranie Persaud	sunrisehauling@gmail.com	Ocoee	FL	(321) 231-6092	
Undecided	Sunshine State Civil Work, LLC	Chun Li Peng	johnny@sunshinestatecivilworks.com	Orlando	FL	(407) 371-9977	CN
No Response	TransPremier, LLC	Sergio Guarnizo	sergio@transpremier.com	Orlando	FL	(407) 905-4433	
No Response	Trujillo Trucking, Inc.	Eudardo Trujillio	trujillo554@aol.com	KISSIMMEE	FL	(407) 466-0999	
No Response	Twin Trucking & Multi Services, LLC	Venderia Tart	twintrucking4250151@gmail.com	Orlando	FL	(407) 394-4435	

03000-C **Concrete** **90** **2** **87** **1**

Standing	Company	Contact	Email	City	ST	Phone	Call
No Response	4 WORK, CORP	Mariana Calicchio	4workcorp@gmail.com	KISSIMMEE	FL	(407) 749-7187	
No Response	A&Y GPR Services, Corp	gianfranco Giminiani	gian@aygpr.com		FL		
No Response	Advance Design & Contractors, Inc.	Roger Rezende	r.rezende@adcse.com	Orlando	FL	(407) 851-5112	
No Response	ASAP Shell Contracting, Inc.	Concrete Estimating	concreteestimating@asapshellcontracting.com	Tampa	FL	(813) 600-3303	
No Response	Associated Cost Engineers of Delaware, Inc.	JaJa Wade	JWADE@ACECONSTRUCTIONMANAGEMENT.COM	Orlando	FL	(407) 704-7803	
No Response	Baker Concrete Construction	Shaun Fratangelo	fratangelos@bakerconcrete.com	Ft. Lauderdale	FL	(305) 884-7793	
No Response	Baker Concrete Construction, Inc.	Kyle Muir	muirk@bakerconcrete.com	Fort Lauderdale	FL	(954) 964-6027	
No Response	Bid N' Build Construction, LLC	RESHARD JONES	r.jones@bidnbuild.com	ALTAMONTE SPRINGS	FL	(407) 714-0161	
No Response	BNG Construction	Eliel Berrocales	eliel@bngconstruction.net		FL		
No Response	BNG Construction	Bryan Beckman	bryan@bngconstruction.net	Sanford	FL	(407) 688-1747	
No Response	Brevard Concrete Paving, Inc.	Jerod Lawrimore	jerod@brevardconcretepaving.com	Cape Canaveral	FL	(321) 543-0607	
No Response	C.P.W. Construction, Inc.	Charlyn Watts	cwatts@cpwconstruction.com	Clermont	FL	(321) 436-0822	
No Response	CARL'S CONCRETE CUTTING & DRILLING, INC.	DAISY LABRIOLA	dlabr13536@aol.com	Saint Cloud	FL	(407) 344-9889	
Won't bid	Carol Concrete	Stephen Feighny	stephen.feighny@carolconcrete.com		FL	(863) 267-4791	
No Response	Carr and Sons Masonry	Michael Croft	michael.croft@carrandsons.com	Pinellas Park	FL	(727) 526-9585	
No Response	Castle Constructors Company	Rey Lorenzo	rlorenzo@castleconstruc.com	Orlando	FL	(407) 888-1195	
No Response	CKS CONCRETE AND MASONRY	Codey Schultz	codey@ckscorp.com	Oviedo	FL	(407) 366-6229	
No Response	Clean Tec Construction Services, LLC	Roberto Sepulveda	ctcservicesorlando@gmail.com	Orlando	FL	(407) 437-4749	
No Response	Concrete Cutting & Breaking	Mike Leo	mleo@concut.com	Orlando	FL	(407) 201-0615	

No Response	Concrete Solutions	Jaye shirley	estimating@concretesolutions1.com	Gulf Shores	FL	(251) 948-0574	
No Response	Cornerstone Construction Services, Inc.	Amadita Stone	astone@ccsorlando.com	Orlando	FL	(407) 299-3299	
No Response	Cross Crete Corp	Kevin Finn	ConcreteKevin24@yahoo.com	Enterprise	FL	(386) 527-0988	
No Response	CS Development & Contracting, LLC	David Searfoss	Estimating@csdcflorida.com	Winter Park	FL	(407) 456-4194	
No Response	CSI Concrete	Jonathan Ayllon	jonathan@csifl.co			(786) 820-2400	
No Response	Don King's Concrete	Andy Wasson	awasson@dkcfl.com	Oviedo	FL	(407) 977-9001	
Will bid	Double Bar Construction	Michael Mealor	mmealor@doublebarconstruction.com	Maitland	FL	(407) 402-3774	
No Response	ECS Limited	Isacc Cespedes	icespedes@ecslimited.com	Orlando	FL	(321) 307-2882	
No Response	Edwards Concrete Co.	Ken Breeding	ken@edwardsbomanite.com		FL	(407) 625-8461	
No Response	EM Paving Corporation	Elubia Munoz	empaving1221@aol.com	Orlando	FL	(407) 425-2490	
No Response	Equal Access Construction Services, Inc.	Jennifer Hall	jenhall@yourequalaccess.com	Altamonte Springs	FL	(407) 446-3047	
No Response	Excel 4, LLC	Cleo Davis	excel4llc@yahoo.com	Orlando	FL	(407) 686-3588	
No Response	Excelis Hospitality Construction	Mario Wilson	mario.wilson@excelishospitality.com			(407) 881-0935	
No Response	Flagship Tilt-Wall	Shaun Workman	sworkman@flagshiptiltwall.com	Orlando	FL	(386) 279-0019	
No Response	Flores Concrete, Inc.	Josefina Flores	josefina@floresconcreteinc.com	Clarcona	FL	(407) 373-4258	
No Response	Forte Young, Inc.	Michelle Young	michelle@forteyounginc.com	Orlando	FL	(407) 539-4097	
No Response	Frann Construction, Inc.	Estimating Department	info@frannconstruction.com	Apopka	FL	(407) 630-0531	
No Response	Full-Tilt Contracting, LLC	Adis Farrington	farringtona@fulltiltllc.com		FL	(407) 910-1400	
No Response	German Delaware, Inc.	German Hernandez	germandelawareinc@gmail.com	Orando	FL	(321) 229-6223	
No Response	Goss Foundations	Kevin Kaviani	kevink@gossfoundations.com		FL		
No Response	Goss Foundations	Marcus Goss	marcusg@gossfoundations.com		FL		
Won't bid	Goss Foundations, Inc.	Seth Thomas	setht@gossfoundations.com		FL		
No Response	Green Ocean Supplies, LLC	Carlos Hernandez	contact@herbross.org	Orlando	FL	(321) 677-2115	
No Response	Gryffin	Michael Alfonso	m.alfonso@gryffincc.com		FL	(305) 988-2293	
No Response	Gulf Coast Painting	Eric TBD	eric@gcpainting1.com			(727) 514-8988	
No Response	H.A.T. Construction, Inc.	Lonzy Tillman	lonzy6451@att.net	Orlando	FL	(407) 832-8177	
No Response	Harmon Concrete & Construction	SHAWN HARMON	HARMONCONS@AOL.COM	ORLANDO	FL	(407) 625-7801	
No Response	High Standard Construction, Inc.	Dennis Vives	info@hscorlando.com	Orlando	FL	(407) 250-5319	
No Response	Hommes Masonry, Inc.	Homar Jaimes	homar@tolteconstruction.com	Winter Garden	FL	(407) 654-2648	BR
No Response	Hunter Contractors, LLC	Brian Hunter	bhunter@huntercontractors.net	Orlando	FL	(407) 466-1753	
No Response	Industrial Concrete, LLC	Rich Bernardini	Rich@Industrialconcretefl.com	Clermont	FL	(407) 654-6100	
No Response	Jackryan Enterprises LLC D/B/A Sterling Concrete Cutting	JOHN DAMICO	jd@sterlingconcretecut.com	ORLANDO	FL	(321) 320-5896	
No Response	JMD Global Developers	Jeremy Milon	j.milon@jmdglobaldevelopers.com	Orlando	FL	(877) 945-0004	
No Response	KD Construction of Florida Inc.	Greg Raley	graley@kdconstruction.us	Pompano Beach	FL	(954) 344-4515	
No Response	KDK Concrete	Donald Kluth	kdkconcrete@live.com	Ormond Beach	FL	(386) 882-6046	
No Response	L.M.C.C. Specialty Contractors	Lyndell Mims	Lynn@mimsconstruction.com	ORLANDO	FL	(407) 298-6936	
No Response	Landmark Services of Southwest Florida	John Cannon	johncannon@earthlink.net	Bradenton	FL	(941) 358-8393	
No Response	Legomatic Construction, LLC	Damien Dross	ddross@legomaticconstruction.com	Brooksville	FL	(352) 593-4532	
No Response	Leos Concrete Specialties	Jamie Williams	jamie@leos-concrete.com		FL	(321) 467-8343	
No Response	Lithko Contracting	Ryan Russell	russellr@lithko.com	Sanford	FL	(407) 910-1400	
No Response	M.J.S. Concrete, Inc.	Crystal Wood	receptionist@mjsconcrete.com	Oviedo	FL	(407) 349-5972	
No Response	Mad Max Concrete, Inc.	Dhaneshwar Deonarine	dand689@gmail.com	Winter Garden	FL	(321) 689-8371	
No Response	McCartney & Company, Inc.	Jeff Ahola	jahola@mccartneyandco.com	Orlando	FL	(407) 843-1553	
No Response	Montalvo Mejia Construction	Ramon Montalvo	ramonmontalvo@montalvomejia.com	Orlando	FL	(347) 824-8836	
No Response	MULE Engineering, Inc.	Jared Ulekowski	amy.ulekowski@mule-eng.com	Winter Garden	FL	(407) 686-5633	
No Response	NATIONAL CONSTRUCTION AND CONSULTANT LLC	RODNEY BRACY	bracybrcy@gmail.com	APOPKA	FL	(407) 505-8623	
No Response	Oldcastle Coastal	Joel Blackmon	joel.blackmon@oldcastle.com	Longwood	FL	(407) 831-1050	
No Response	OLP Construction, Inc.	Orlando Lorenzo	olorenzo@olpconstruction.com	Orlando	FL	(407) 384-8377	
No Response	Ortiz Concrete, Inc.	Yulissa Ortiz	ortizconcrete51@gmail.com	Intercession City	FL	(352) 426-6975	
No Response	Rey's Concrete, Inc.	Reinaldo Lorenzo	reysconcreteorlando@gmail.com	Orlando	FL	(407) 697-5366	
No Response	Richard A Souder Masonry Inc.	Owen Perry	owen@brickblockmud.com	Debary	FL	(386) 574-4160	
No Response	Seretta Construction	Rick Hair	rhair@seretta.com	Apopka	FL	(407) 290-9440	
No Response	Simcon Concrete, Inc.	Jason Smith	simconjason@gmail.com	Minneola	FL	(407) 832-8811	
No Response	Statewide Concrete Finishing	Estimating Team	office@statewideconcrete.com	West Palm Beach	FL	(561) 333-1865	
No Response	Stonewall Masonry	Eric Guzman	eguzman@stonewall-masonry.net		FL		
No Response	Stonewall Masonry	Juan Chahde	juan.chahde@stonewall-masonry.net		FL		
No Response	Structural Construction of Orlando	Jim Courtney Jr.	strucon12@aol.com	Oviedo	FL	(321) 231-9508	

No Response	Sub Floor Solutions of Florida	Hiram Gordillo	hiram@subfloorfl.com	Sunrise	FL	(754) 202-2323
No Response	T&T Construction	Estimating Department	preconstruction@ttcfl.com	Casselberry	FL	(407) 831-5506
No Response	The Rogers Group	Stacey Beck	stacey@rogersgroupfla.com	Plant City	FL	(813) 415-2447
No Response	Tiger Concrete and Screed	Josue Aceves	jaceves@tigerconcreteandscreed.com	Lakeland	FL	(863) 336-5353
No Response	Tilt Panel Lines, LLC	Yaremys Lorenzo	lorenzoyare@graylandconstruction.com	Orlando	FL	(407) 844-4867
No Response	Titanium Rebar, Inc.	Gerardo Sanchez	jerryjr.titaniumrebar@gmail.com	Polk City	FL	
No Response	Triangle Group Services, Corp.	Esteban Hernandez	trianglegroupsc@gmail.com	Orlando	FL	(407) 427-6580
No Response	Truant Construction	JOSH ANTOS	JOSH@TRUANTCONSTRUCTION.COM	South Daytona	FL	(386) 788-5109
No Response	Turning Leaf Construction	John Riddle	john@turningleafco.com	Longwood	FL	(407) 792-4531
No Response	UCC Group Inc.	Francisco Garcia	fgarcia@uccgroup.com	Orlando	FL	(407) 248-0989
No Response	Universal Forming, Inc.	Roger Bilton	rbilton@universal.com	Oviedo	FL	(407) 977-0477
No Response	Vintage Custom Homes	Tad Olmstead	vcustomhomesinc@gmail.com			(863) 446-3001
No Response	W.T. Comp, Inc.	Tanisha York	t.york@wtcomp.com	Orlando	FL	(407) 255-4996
No Response	WaveCrest Masonry	Bill Jacobson	billj@wavecrestmasonry.com	Inverness	FL	(352) 860-0560

04000-C **Masonry** **53**

2 49 2

Standing	Company	Contact	Email	City	ST	Phone	Call
No Response	A-1 Block Corporation	Charles Wallin	charlesw@a1block.com	Orlando	FL	(407) 948-0712	
No Response	ABBM, inc.	Adam Mierzejek	abbmmasonry@aol.com	Haines City	FL	(321) 624-2926	
Won't bid	Advanced Masonry Systems, Inc.	Ron Karp	ronald@advmasonry.com	Sarasota	FL	(941) 926-3155	
No Response	Ambach Masonry Contruction, Inc.	John Ambach	bcjrmason@aol.com	Sorrento	FL	(352) 343-5105	
No Response	Argenziano Construction & Masonry	Tony Argenziano	argenzianoconstr@aol.com	Eustis	FL	(352) 267-2307	
No Response	ASAP Shell Contracting, Inc.	Jonathan Webster	j_webster1@yahoo.com	Tampa	FL	(813) 917-9023	
No Response	BNG Construction	Bryan Beckman	bryan@bngconstruction.net	Sanford	FL	(407) 688-1747	
No Response	C&M Concrete Construction	Carlos Markovitch		Winter Garden	FL	(407) 947-4946	
No Response	Camarata Masonry Systems	Brian Graffam	bgraffam@camaratamasonry.com	Coconut Creek	FL	(954) 426-8352	
No Response	Carr and Sons Masonry	Steve Wicks	steve.wicks@carrandsons.com	Pinellas Park	FL	(727) 526-9585	
No Response	Cason Construction Company	Michael Cason	casonconstruction@msn.com	ORLANDO	FL	(407) 440-2866	
No Response	Castle Constructors Company	Rey Lorenzo	rlorenzo@castleconstruc.com	Orlando	FL	(407) 888-1195	
No Response	Castle Group Construction Inc	Jennifer Finley	office.castlegroup@gmail.com	Orlando	FL	(407) 413-5845	
No Response	Central Florida Construction Walls, Inc.	Bill Hatzimarkos	vxmarkos@gmail.com	Orlando	FL	(407) 925-7617	
No Response	CKS CONCRETE AND MASONRY	Danny Bourque	danny@ckscorp.com	Oviedo	FL	(407) 366-6229	
No Response	Cocoa, Inc.	John Kennedy	john@cocoainc.net	Orlando	FL	(407) 425-9095	
No Response	CONCRETE & MASONRY SOLUTIONS, INC.	OSCAR GARCIA	concretemasonrysolutions@gmail.com	Ocoee	FL	(321) 299-2728	
No Response	CS Development & Contracting, LLC	David Searfoss	Estimating@csdcflorida.com	Winter Park	FL	(407) 456-4194	
No Response	Excel 4, LLC	Cleo Davis	excel4llc@yahoo.com	Orlando	FL	(407) 686-3588	
No Response	EXTERIOR WALLS, INC.	ivan moreno	ivan@ewifl.com	Orlando	FL	(407) 854-7726	
No Response	Frann Construction, Inc.	Estimating Department	info@frannconstruction.com	Apopka	FL	(407) 630-0531	
No Response	Gryffin	Michael Alfonso	m.alfonso@gryffincc.com		FL	(305) 988-2293	
No Response	GTO	Jim White	jim@gtomasonstone.com		FL		
No Response	GVG Builders	Juan Gonzalez	jg@gvgbuildersfl.com	Brooksville	FL	(813) 843-6692	
No Response	HJ Construx, Corp	Joe Merrell	construxpc@gmail.com	Bunnell	FL	(386) 299-1530	
Will bid	Hommes Masonry, Inc.	Mike Cornette	mcornette@tolteconstruction.com		FL		BR
No Response	J. Cicero Masonry, Inc.	John Cicero	jciceromasonryinc@gmail.com	Holly Hill,	FL	(386) 254-7503	
No Response	Jan Natoli Masonry, Inc.	Jan Natoli	jannatolimasonry@yahoo.com		FL	(727) 521-3939	
No Response	JEROME'S MASONRY, INC.	WILLIE Wilson	barbararusin@embarqmail.com		FL	(352) 750-3555	
No Response	JMD Global Developers	Jeremy Milon	j.milon@jmdglobaldevelopers.com	Orlando	FL	(877) 945-0004	
No Response	KEYSTONE PUMP AND MASONRY	KENNY MCALISTER	KSTONEMASONRY@GMAIL.COM		FL	(904) 386-7611	
No Response	Legomatic Construction, LLC	Damien Dross	ddross@legomaticconstruction.com	Brooksville	FL	(352) 593-4532	
No Response	Leos Concrete Specialties	Tony Bedford	tony@leos-concrete.com		FL	(321) 951-7638	
No Response	lighthouse masonry inc	Joe ZIGLAR	jziglar@lighthousemasonry.com	apopka	FL	(321) 422-0676	
No Response	Masonry Builders Inc (MBI)	Todd Bradley	todd@masonrybuilders.com	Tampa	FL	(813) 286-4707	
No Response	Masonry Constructor	JR Morrill	morrill@windstream.net	Live Oak	FL	(386) 590-7539	
No Response	Masonry Team Inc.	Debbie Palazzo	masonryteam@msn.com	palm coast	FL	(386) 931-1788	
No Response	Masonry Xpressions	Jim White	jim@masonryxpressions.net	new port Richy		(772) 985-7800	
No Response	Masters	Paul Taylor	LTAYLOR364@GMAIL.COM	will email	FL	(904) 824-9895	
No Response	ODC Construction	Dana Gravett	dgravett@odcbuilds.com	Orlando	FL	(407) 447-5999	
No Response	Oldcastle Coastal	Joel Blackmon	joel.blackmon@oldcastle.com	Longwood	FL	(407) 831-1050	

No Response	Pyramid Masonry Contractors Inc.	Gregory Parsons	gparsons@pyramidmasonry.net	Orlando	FL	(407) 816-5740	
No Response	Richard A Souder Masonry Inc.	Owen Perry	owen@brickblockmud.com	Debary	FL	(386) 574-4160	
No Response	Ron Kendall Masonry, Inc.	Grace Canate	gcanate@ronkm.com	West Palm Beach	FL	(561) 793-5924	
No Response	Seminole Masonry	Blake Roden	broden@seminolemasonry.com	Oviedo	FL	(407) 971-2464	
No Response	Stevens Masonry LLC	Thomas Stevens	stevensmasonry@comcast.net	Saint Augustine	FL	(904) 823-1115	
Will bid	Stonewall Masonry	Seth Morris	smorris@stonewall-masonry.net	Sanford	FL	(407) 688-1748	BR
No Response	T&T Construction	Estimating Department	preconstruction@ttcfl.com	Casselberry	FL	(407) 831-5506	
No Response	Trinity Constructors LLC	Glenn Shelton	estimating@trinityconstructorsllc.com	Fruitland Park	FL	(352) 801-7713	
No Response	VMG Construction, Inc.	adolfo galvan	adolfo@vmgconstructioninc10.com	Winter Garden	FL	(407) 347-9536	
No Response	W. P. Masonry	Wade Phillips	wpmasonry@aol.com	Christmas	FL	(386) 256-7093	
Won't bid	WaveCrest Masonry	Alex Sosnicki	alexs@wavecrestmasonry.com	Inverness	FL	(352) 860-0560	
No Response	Young's Masonry			St. Augustine	FL	(904) 824-0593	

05141-C **Aluminum Canopies / Awnings** **5**

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Standing	Company	Contact	Email	City	ST	Phone	Call
No Response	the awning factory	Ereny Henawy	estimating8@theawningfactory.com		FL		
No Response	The Awning Factory / The Canvas Shop	Aaron Schrey	estimating5@theawningfactory.com	Orlando	FL	(407) 898-6001	
No Response	Walt Dittmer & Sons, Inc. dba Dittmer Architectural Aluminum	Sim Reid	sim@dittdeck.com	Winter Springs	FL	(407) 699-1755	
No Response	White Aluminum Products LLC	Mark Burdick	mburdick@whitealuminum.com	Leesburg	FL	(352) 787-6783	
No Response	White Sign Company, LLC	Joel White	jwhite@whitesigncompany.com	Debary	FL	(386) 320-0623	CN

055200 **Metal Railings** **35**

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Standing	Company	Contact	Email	City	ST	Phone	Call
No Response	A. Harold + Associates, LLC.	Stephanie Landing	slanding@aha-llc.com	Jacksonville	FL	(904) 524-5357	
No Response	A1A GC, LLC.	Thomas Hensler	bids@a1agc.com		FL		
No Response	All Metal Fab, Inc.	Dustin Workman	Dustin@allmetalfabinc.com	Jacksonville	FL	(904) 570-9772	
No Response	AllState Steel Company	Ariel Carter	arcarter@allstatesteel.com	Jacksonville	FL	(904) 694-0674	
No Response	Amazon Metal Fabricators	Don Benson	sales@amazonmetal.com	Cocoa	FL	(321) 631-7574	
No Response	Architectural Metal Works	Heather Seiter	sales@amw-rail.com	Tarpon Springs	FL	(727) 942-1888	
No Response	Barfield Fence and Fabrication	Lindsay Whittaker	lwhittaker@barfieldfence.com	Apopka	FL	(321) 396-0001	
No Response	Burt Steel, Inc.	Rebekah Glover	estimating@burtsteel.com			(334) 265-9268	
No Response	Central Florida Street Signs, LLC	Michelle Geiger	mgeiger@cfstreetsigns.com	Ormond Beach	FL	(386) 673-4731	
No Response	Coastal Metal Products	Ryan Gaylord	buchananjr@coastalscreen.com	Delray Beach	FL	(561) 819-0308	
No Response	CUSTOM WELDING BY LAW	DAN OHLHUES	DAN@WELDINGBYLAW.COM	ORLANDO	FL	(407) 843-0061	
Will bid	Florida Fence Products	Lee Nelson	lee@floridafenceproducts.com	Orlando	FL	(407) 425-4444	BR
No Response	Freedom Fabricators Inc.	Jackie Rosemark	jackie@freedomfabricators.us	Jupiter	FL	(561) 718-8600	
No Response	Fusion Welding of SWFL Inc.	darin beaner	darin@fusion-welding.com	ft.myers	FL	(239) 288-6530	
No Response	Gulf Coast Plumbing of Central Florida, Inc.	Bob Sutton	cdillon@gcplumbing.net	Tampa	FL	(813) 246-5341	
No Response	Gulfside Rail & Decks, Gulfside Docks, Kelley Construction Group	Paul Kelley	info@gulfsiderail.com	Clearwater	FL	(727) 210-7664	
No Response	Home From Rome, Inc.	Maureen Winger	homefromrome@aol.com	Orlando	FL	(407) 234-0120	
No Response	Hometown Welding	Ryan Pierce	hometownweldingfl@gmail.com		FL	(386) 235-6801	
No Response	Logsdon and Associates, Inc.	Bid Logsdon	andrew@logsdoninc.com	Winter Garden	FL	(407) 913-6768	
No Response	McBride Metal LLC	Jacob McBride	jacob@mcbride-metal.com	Yulee	FL	(704) 775-9113	
Will bid	McCarthy Fabrication	Estimating Contact	estimating@mfab-llc.com		FL	(407) 943-4909	BR
No Response	McCarthy Fabrication	Sarah Warren	admin@mfab-llc.com		FL		
Will bid	McCarthy Fabrication	Matt Guittard	matt@mfab-llc.com				BR
No Response	Metalcraft Services	Rich Black	r.black@metalcraftservices.com	Tampa	FL	(813) 558-8700	
No Response	Mid-State Metals	Estimating Department	mwhidden@msmetalsllc.com			(407) 295-3864	
No Response	Morrison Aluminum Construction	Marcello Pimentel	marcello@macaluminum.net	Cape Coral	FL	(407) 449-9903	
Won't bid	Pioneer Welding	Jay Collins	bidcoordinator@pioneerwelding.com	Apopka	FL		
No Response	Rose Fence Company	Wes Rose	inforose@rosefencecompany.com	Orlando	FL	(407) 382-5000	
No Response	Rose Fence Company	Brandon Rose	brandon.rose@rosefencecompany.com			(407) 382-5000	
No Response	South Florida Fence	Clay Hester	SOUTHFLORIDAFENCE@TAMPABAY.RR.COM	Seffner	FL	(813) 689-9262	
No Response	Southeastern Seating	Leroy Goodman	lgoodman@sesincfl.com	Tampa	FL	(813) 273-9858	
No Response	St. Cloud Welding & Fabrication, Inc.	Daniel LeBlond	dleblond@stcloudwelding.com	St. Cloud	FL	(407) 957-8005	
No Response	Sundance Architectural Products	Clarke Stresing	clarke.stresing@sdap.com		FL	(407) 493-8052	

No Response	Van Linda Iron Works	Ashleigh Hernandez	Estimating@vanlinda.com	Lake Worth	FL	(561) 586-8400
No Response	White Aluminum Products LLC	Robert Dorman	robert.dorman@hey.com	Leesburg	FL	(352) 787-6783

08100-C Doors, Frames & Hardware **32** 1 31

Standing	Company	Contact	Email	City	ST	Phone	Call
No Response	1st Choice Door and Millwork	brett henley	brett@choicedoor.com	Ocoee	FL	(407) 614-5983	
No Response	A.G. Wilson Building Solutions, LLC.	Amanda Wilson	amanda@wilsonbuildingsolutions.com	Trenton	FL	(352) 562-9511	
No Response	Absolute Access and Security	Melinda Martin	dispatchcda@gmail.com	Orlando	FL	(407) 671-0056	
No Response	Allied Doors and Hardware	Bids Allied	bids@allieddoors.com	Cocoa	FL	(321) 639-6372	
No Response	American Commercial Glass, Inc	Connor Walsh	connor@acglass.com	West Palm Beach	FL	(561) 283-8030	
No Response	American Door & Hardware	ESTIMATING ADHCR	estimating@adhfl.us	Crystal River	FL	(352) 563-5958	
No Response	Architectural Openings Inc.	David Bussart	sales@aoiproducts.com	Longwood	FL	(407) 260-7110	
No Response	Atlass hardware Corp	Estimating Bids	bids@atlasshardwarecorp.com	DAVIE	FL	(954) 316-6160	
No Response	Beaver Building Products	Alicia Estimating	alicia@beaverdoor.com	ORLANDO	FL	(407) 298-4343	
No Response	Brunswick Door Company	Customer Service	customerservice@brunswickdoor.com	Deerfield Beach	FL	(954) 427-1700	
No Response	Builders FirstSource	Kaki Langford	kaki.langford@bldr.com	Groveland	FL	(813) 528-1996	
No Response	Cajun Installation & Distributing, Inc.	Brad Snyder	bsnyder@cajundoor.com	Apopka	FL	(407) 886-7533	
No Response	Cardinal Door & Hardware		Russ@CardinalDoors.com	Clearwater	FL	(727) 561-0099	
No Response	Creative Door & Millwork	Jeremy Harrison	jharrison@creative-door.com	Ft Myers	FL		
No Response	Diamond Architectural Glass, Inc.	Richard Ruggieri	rrich@daglassinc.com	Longwood	FL	(407) 331-7780	
No Response	Dolphin Door Service Inc.	Jerry Peterson	dolphindoor@prodigy.net	Astatula	FL	(352) 742-1110	
No Response	Door & Hardware Openings, Inc.	Andre Ballock	aballock@dhoi.com	Tampa	FL	(813) 281-0474	
No Response	Fields Door & Hardware,Inc.	David Fields	dfields@fdhinc.net	Fort Myers	FL	(239) 728-3667	
No Response	Gator Door East	Nick Augello	nick@gatordooreast.com	St. Augustine	FL	(904) 824-2827	
No Response	Genesis Door & Hardware	DEBBIE DAVIS	debbie@genesisdoor.com	Gainesville	FL	(352) 377-6550	
No Response	GH Doors & Floors	TBD TBD	projectmanager@ghdoorsandfloors.com			(727) 584-3711	
No Response	Hopkins Contract Hardware Inc.	Matthew Hopkins	matthopkins@cfl.rr.com	Orlando	FL	(407) 299-7199	
No Response	Independent Glass & Door Service Inc.	Travis Guetling	Travis@ind-glass.com	Daytona Beach	FL	(386) 252-4508	
No Response	JAY & L DOORS AND HARDWARE INSTALLER, CORP	JAMES BLATCHER	Jaylindustries@yahoo.com	Kissimmee	FL	(407) 948-1660	
No Response	JR Enterprises Door Installation	John Robinson	johnr2@earthlink.net	Saint Cloud	FL		
No Response	Mills and Nebraska	Estimating Department	estimating@millsnebraska.com	Orlando	FL	(407) 298-5600	
No Response	Pinnacle Door and Hardware	Dan Winter	dwinter@pinnacledh.com	Clearwater	FL	(727) 608-2882	
No Response	Praise Contracting	Antonio Jackson	ajackson@praisecc.com	Orlando	FL	(407) 864-5481	
No Response	Quality Controlled Installations Inc.	Mark Arzie	qcidoors@aol.com	MIDDLEBURG	FL	(904) 813-4406	
No Response	Stratford Doors LLC	Rudi Jessee	Rudi@Stratforddoors.com	Oviedo	FL	(407) 468-8191	
Won't bid	Superior Hardware Products	Cynthia Sanders	cynthia@superiorhardwareproducts.com	Longwood	FL	(407) 714-4414	
No Response	TFM Construction Inc.	Sarah Catineau	smcatin.tfmconstruction@cfl.rr.com	Casselberry	FL	(407) 252-2140	

08300-C Coiling Doors & Grilles **18** 18

Standing	Company	Contact	Email	City	ST	Phone	Call
No Response	Ace Overhead Door and Specialty Products	Bud Segers	specialtyproductsassistant@gmail.com				
No Response	Allied Doors and Hardware	Bids Allied	bids@allieddoors.com	Cocoa	FL	(321) 639-6372	
No Response	American Roll-Up Door Co. - Orlando	Tim Keck	Tim.Keck@americanrollupdoor.com	Orlando	FL	(407) 857-2427	
No Response	American Roll-Up Door Co. - Tampa	Mark Gibson	mark.gibson@americanrollupdoor.com	Tampa	FL	(813) 643-7000	
No Response	Best Rolling Doors, Inc	Karen Pinto	karen@bestrollingdoors.com			(305) 821-6607	
No Response	D & D Garage Doors, Inc.	Chuck Price	chuck@danddgaragedoors.com	Sarasota	FL	(941) 371-7242	
No Response	DH Pace	Robert Willard	robert.willard@dhpace.com	Orlando	FL	(407) 563-3668	
No Response	Fairborn Equipment of Florida	Randy Goodwin	goodwinr@fairbornequipment.com		FL	(407) 401-4246	
No Response	Florida Door Solutions	Nikki Cook	nikki.cook@dhpace.com	Apopka	FL		
No Response	JB Mathews Company	Gerald Lee	glee@jbmathews.com	Apopka	FL	(407) 656-1289	
No Response	Omega Garage Doors of Mid Florida, Inc.	Duane Wright	duane@OmegaDoorsFlorida.com	W. Melbourne	FL	(321) 724-1593	
No Response	overhead door	Chris Ballinger	ohdorlando@aol.com	altamonte springs	FL	(407) 830-5600	
No Response	Overhead Door Company of Ocala	Curtis Turknett	cturknett@ohdfl.com		FL		
No Response	Overhead Door Daytona	Jason Hardy	jason@overheaddoordaytona.com	Daytona Beach	FL	(386) 262-4874	
No Response	Overhead Door Of Central Florida	Jim Gill	jgilltws@outlook.com		FL		
No Response	PARATEC DOOR SOLUTIONS INC	Randy Barker	randy.paratecdoor@gmail.com		FL	(844) 944-0362	
No Response	Total Quality Services	Alex Domsky	sales@tqsdoors.com	Stuart	FL	(772) 220-2288	

No Response	Won-Door	David Walters	dawalters@wondoor.com		FL	(801) 708-6515	

08900-c Louvers **4**

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Standing	Company	Contact	Email	City	ST	Phone	Call
No Response	Gelander Industries, Inc.	Kim Sechler	kims@gelander.com	Tavares	FL	(352) 343-3100	
No Response	RJL Associates	Ron Leiseca	ron@rjlassoc.com			(419) 865-5000	
No Response	Sunrise Rail Inc	Ken LaBonte	kl@sunriserail.com	Orlando	FL	(407) 297-0878	
No Response	United Sales of Ocala	Lee Anthony	info@usocala.com	Ocala	FL	(352) 867-7290	

09200-C Drywall & Framing **88**

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Standing	Company	Contact	Email	City	ST	Phone	Call
No Response	A W Baylor Versapanel Plastering, Inc.	Gil Hopton	ghopton@awbaylor.com	Ormond Beach	FL	(386) 672-0777	
No Response	ABACUS CONSTRUCTION SERVICES, LLC	Kenia Calderon	k.calderon@abacusconstructionsvcs.com	Altamonte Springs	FL	(407) 590-6692	
No Response	Abstract Builders, Inc.	Carrie Sanchez	carrie@abstractbuilders.net	Edgewater	FL	(386) 428-2227	
No Response	Acousti Engineering Company	Estimating Dept	Orlando.ITB@acousti.com	Orlando	FL	(407) 425-3467	
No Response	Allen's Drywall, Inc.	Allen Sande	allen@allensdrywall.net	Lake Helen	FL	(386) 228-2406	
No Response	AM Drywall Contractors, Inc.	Virginia Khlaid	vkhlaid@am-drywall.com	Orlando	FL	(305) 699-7859	
No Response	American Constructors	Tommy Tillson	ttillson@american-llc.com	Orlando	FL	(407) 867-1927	
No Response	Annapurna Construction, LLC	Jeff Albright	jeff@annapurnaconstruction.com	Winter Garden	FL	(407) 374-4608	
No Response	AP & R CONSTRUCTION, INC	PIEDAD Vacaliuc	suvaca@hotmail.com	Altamonte	FL	(407) 682-9013	
No Response	APD Construction, LLC	Ariel Padilla	apadilla@apdconstruction.com	Orlando	FL	(321) 229-8865	
No Response	Arijatos, Inc.	Ariel Jaramillo	info@arijatosdrywall.com	Orlando	FL	(754) 246-5678	
No Response	Aron & Associates	Kurt Aron	Kurt@aronassociates.com	Deerfield Beach	FL	(954) 429-1665	
No Response	Auer & Kompany	Derek wight	derek@auerkompany.com	Kissimmee	FL	(407) 518-7777	
No Response	B&L Drywall Services, Inc.	Basil Bishop	basilbishop@embarqmail.com	Kissimmee	FL	(407) 470-2611	
No Response	Balance Services	Marcius Lisboa	balance2services@gmail.com	Windermere	FL	(407) 723-3109	
No Response	Baylor Construction, Inc.	Mary Steiner	msteiner@baylorfl.com	Holly Hill	FL	(386) 253-8976	
No Response	Bettinger West Interiors SE, LLC	Steven Przyborski	StevenPrzyborski@Bonitz.com			(678) 332-4176	
No Response	Boulevard Contractors Corp	David Searfoss	DSearfoss@BlvdContractors.com	Oviedo	FL	(570) 814-5731	
No Response	C2 GENERAL CONTRACTING INC.	Robert Jones	rjones@c2gc.com	Longwood	FL	(321) 249-9773	
No Response	Central Florida Drywall & Plastering	Kenneth Tenney	kenneth@centralfloridadrywall.com	Gainesville	FL	(352) 376-6606	
No Response	Collins Construction & Company LLC	Jason Collins	jcollins@collinsfl.com	Ormond Beach	FL	(386) 615-1967	
No Response	Colson Corporation, Inc.	Dan Blair	danny_blair@bellsouth.net	Daytona Beach	FL	(386) 255-0577	
No Response	Contemporary Construction Specialists, LLC	Steve Brady	steve@contempllc.com	WINTER PARK	FL	(407) 960-3819	
No Response	Diaza Drywall Systems	Gerardo Diaza	gerardo@diazadrywallcor.com	MIAM FLORIDA	AL	(305) 969-4765	
No Response	Drywall Elements, LLC	Chase Petersen	cpetersen@drywallelementsllc.com	Davenport	FL	(407) 454-7293	
No Response	E & F Contractors, Inc	Bernice Fonseca	eandfcontractors@earthlink.net	Orlando	FL	(407) 201-3842	
No Response	East Coast Framing	Brendan McMahon	brendanecf321@outlook.com		FL		
No Response	East Coast Framing Inc	Ann Plowman-Render	ecf321@yahoo.com		FL		
No Response	EPS Contractor	Estimating Team	eps.contractor.corp@gmail.com	Orlando	FL	(407) 567-2526	
No Response	Everlast Drywall Construction	Kristopher Sales	kristopher@everlastdrywall.com			(954) 935-6868	
No Response	Extreme Plastering & Stucco, Inc.	Joe Lento	joe@extremestucco.com	Rockledge	FL	(321) 433-9950	
No Response	F.L. Drywall	Stella Sussmann	stellas1234@aol.com		FL	(813) 874-9255	
No Response	Fastrack Construction LLC	Luis Escobar	aescobar@fastrackconstructionllc.com	Naples	FL	(239) 228-2525	
No Response	FLETCHER PAINTING, INC.	Junior Fletcher	fletcherjunior@cs.com	orlando	FL	(407) 290-1188	
No Response	Ford Drywall & Stucco Inc	Brad Henderson	bhenderson@forddrywall.com	naples	FL	(239) 649-6962	
No Response	GOE Construction Services	Ramon Claudio	rclaudio@mygoe.co	Orlando	FL	(407) 615-3108	
No Response	Gypwalls	William Lopez	william.lopez@gypwalls.com		FL		
No Response	H and H Gibson	Curtis House	curtis@hhgibson.com	Casselberry	FL	(321) 972-5571	
No Response	Harmony Interiors, Inc	Elvis Shena	elvis@harmonyinteriorsinc.com	Orlando	FL	(407) 252-7166	
Will bid	HRS Construction, LLC	Daniel Sorondo	hrsconstruct@gmail.com	Clermont	FL	(407) 878-4296	CN
No Response	Interior Concepts LLC	Estimating Department	admin@interiorconceptsllc.com	Palm Beach Gardens	FL	(561) 904-6005	
No Response	J&F Quality Construction, Inc.	Juan Carlos De Los Rios	juan.delosrios@jnfqc.com	Oviedo	FL	(407) 273-8883	
No Response	J&L interiors inc.	lee stephens	jljobmail@yahoo.com	deland	AL	(407) 221-7023	
No Response	J.E. Abercrombie, Inc.	Lane Nelson	lane@jeainc.com	Jacksonville	FL	(904) 724-4411	
No Response	JDON, Inc.	Jay Engels	jay@jdonfl.com	Largo	FL	(727) 460-5888	
No Response	Jimmy Blackwell Framing, LLC	John Russian	jimmyblackwellframing@verizon.net	Winter Haven	FL	(863) 294-3090	
No Response	JP L Construction 1, LLC	Leobardo Ochoa	jpl1llc@outlook.com	Orlando	FL	(407) 470-2766	

No Response	JPV Construction, Inc.	Adam Belal	sales@jpvconstruction.com			(689) 299-9499
No Response	K & M Quality Metal Framing, Inc.	Karrie Toranzo	kandmquality@gmail.com	Tampa	FL	(813) 541-1451
No Response	KD Construction of Florida Inc.	Greg Raley	graley@kdconstruction.us	Pompano Beach	FL	(954) 344-4515
No Response	Kenpat USA, LLC	David Cockrum	dcockrum@kenpat-usa.com	Apopka	FL	(407) 464-7070
No Response	KHS&S Contractors	Ted Malone	Ted@khss.com	Tampa	FL	(813) 628-9330
No Response	KLM Construction Services Group, LLC	Krista McArthur	kmcarthur@klmconstruct.com	Longwood	FL	(407) 715-7819
Won't bid	Mader Southeast, Inc.	Karl Pearson	kpearson@madersoutheast.com	Orlando	FL	(407) 877-8818
No Response	Mark Swanson Drywall	Gwendolyn Weeks-Swanson	gawswanson@bellsouth.net	Orlando	FL	(407) 368-8957
No Response	MAS Drywall & Construction Services	Jason Huish	jason@masdrywall.com	Deltona	FL	(407) 927-1701
No Response	New Horizon Construction Services LLC	Paul Ottuso	pottuso@nhcsllc.net	Orlando	FL	(407) 574-2164
No Response	One Way Wall Systems, Inc.	Lance Peeper	lp@onewaywallsystemsinc.com	Sanford	FL	(407) 683-1613
No Response	Onix CM Services, LLC	Jose Holguin	holguinj@msn.com	Orlando	FL	(407) 467-3684
No Response	Paramount Drywall, Inc.	Robert Flanders	rflanders@paramountdrywall.com	Orlando	FL	(407) 681-0224
No Response	PARKER CONSTRUCTION ENTERPRISES, INC.	Juliette Parker	jparker@pceconstruction.com	Orlando	FL	(407) 777-4560
No Response	PD Drywall, Inc.	Daniel Scott	thepddrywallinc@comcast.net	Eustis	FL	(352) 516-8760
No Response	Platinum Drywall South, Inc.	James Biondo	jamesb@priority-grp.com		FL	(407) 770-7435
No Response	Praise Contracting	Antonio Jackson	ajackson@praisecc.com	Orlando	FL	(407) 864-5481
No Response	PRECISION PAINT & DRYWALL, INC.	LEESA FRIEDMAN	leesaf@ppdinc.com		FL	(407) 612-6272
No Response	Ramm Paint & Drywall, Inc.	Joe JOHNSON	rammpaintdrywall@yahoo.com	DeBary	FL	(386) 668-7633
No Response	RCI Contractors	Jeff Shepherd	Jeff@RCIContractor.com	Orlando	FL	(407) 242-0455
No Response	Reeves Drywall, LLC	Gary Reeves	grdrywall@gmail.com	Sanford	FL	(407) 833-0228
No Response	Richardson Drywall	Tom Sadecki	toms@rischardsondrywallinc.com	Lecanto	FL	(352) 746-7410
No Response	Round 2 Construction	Sierra Boehm	sierra@round2construct.com			(419) 705-4834
Will bid	Saturn Contractors inc.	Erasmo Velazquez	saturncontractors@hotmail.com	Orlando	FL	(407) 967-3115
No Response	SJS DRYWALL & TEXTURE	KEVIN TILLMAN	KTILLMAN@SJSDRYWALL.COM	Winter Garden	FL	(407) 744-6925
No Response	SJS Drywall & Texture	Nathan Schalm	nschalm@sjsdrywall.com	Winter Garden	FL	(407) 499-1180
No Response	Standard Construction Services, LLC	YURI SOKOLOWSKY	standardinfofl@gmail.com	Orlando	FL	(407) 690-2757
No Response	Sunrise Walls and Ceilings	Chris OBrien	chris.obrien@sunrisewalls.com	Orlando	FL	(407) 237-0761
No Response	TAAK Construction, LLC	Stephen Ryan	office@taakconstruction.com	Orlando	FL	(407) 462-6701
No Response	The Kinsmen Construction, Co.	Greg Torres	david@kinsmenconstruction.com	Minneola	FL	(321) 710-5810
No Response	Timaco Construction	Tim McLees			FL	(407) 468-8940
No Response	Tipton Interior Contracting	Jerry Tipton			FL	(352) 629-3300
No Response	Towers Construction Company	Oskar Torres	otorres@towerscc.com	Kissimmee	FL	(407) 883-4367
No Response	Triangle Construction, Inc.	Michael Purtz	mpurtz@tcifm.com	Kissimmee	FL	(407) 846-8274
No Response	TVS Construction Services LLC	Terry Savage	Terry@tvscs-llc.com	Sanford	FL	(407) 830-5533
No Response	United Contractor Services	Taylor Ziegler	tziegler@unitedcs.net	Orlando	FL	(407) 257-4559
No Response	United Wall Systems	Johnnie Crow	jcrow@unitedwalls.com	Winter Garden	FL	(407) 877-2427
No Response	US Walls	Bill Engstrand	bill@uswalls.com	orlando	FL	(407) 578-2210
No Response	Wal-Mark Contracting Group	Brian Bascle	bbascle@wmo.nceusa.com	Orlando	FL	(407) 294-5051
No Response	Wamco Interiors, Inc.	Jeffrey Wittiger	jeff@wamco.net	Longwood	FL	(407) 831-0548
Won't bid	White Oak Construction Inc	Rick Jahnke	woci@whiteoakconstructioninc.com	Altamonte Springs	FL	(407) 772-1100

09500-C Acoustical / Suspended Ceilings **7** **7**

Standing	Company	Contact	Email	City	ST	Phone	Call
No Response	Acoustical Ceilings & Interior Services, Inc.	John Williams	acisceilings@cfl.rr.com	Orlando	FL	(407) 578-5104	
No Response	APD Construction, LLC	Ariel Padilla	apadilla@apdconstruction.com	Orlando	FL	(321) 229-8865	
No Response	Sunrise Walls and Ceilings	Chris OBrien	chris.obrien@sunrisewalls.com	Orlando	FL	(407) 237-0761	
No Response	Triangle Construction, Inc.	Michael Purtz	mpurtz@tcifm.com	Kissimmee	FL	(407) 846-8274	
No Response	United Contractor Services	Taylor Ziegler	tziegler@unitedcs.net	Orlando	FL	(407) 257-4559	
No Response	Wal-Mark Contracting Group	Brian Bascle	bbascle@wmo.nceusa.com	Orlando	FL	(407) 294-5051	
No Response	Wamco Interiors, Inc.	Jeffrey Wittiger	jeff@wamco.net	Longwood	FL	(407) 831-0548	

10140-C Signage **29** **24** **5**

Standing	Company	Contact	Email	City	ST	Phone	Call
No Response	AC Signs	Cristian Parra	cristian@acsigns.com	Orlando	FL	(407) 857-5564	
No Response	Acolite Claude United Sign Co Inc	Ralp Moreno	Ralph@acusigns.com	Miami	FL	(305) 362-3333	
No Response	Architectrual Signcrafters, Inc	cari eaton	synergysigns@aol.com	Stuart	FL	(866) 690-7446	

No Response	Baron Signs Manufacturing	Baron Sign	estdept@baronsign.com	Riviera Beach	FL	(561) 863-7446	
No Response	Bergen Sign Company	John Boyd	JBoyd@bergensign.com	Pompano Beach	FL	(561) 312-0050	
Will bid	Better Barricades, Inc.	Angie Flynn	aflynn@betterbarricades.com	New Smyrna Beach	FL	(386) 427-4971	
No Response	Capital Sign Design	Stasia Brewer	Stasia@CapitalSignDesign.com	Apopka	FL	(407) 578-1132	
No Response	Creative Sign Designs	Connell Morrissey	cmorrissey@creativesigndesigns.com	Tampa	FL	(407) 427-4264	
No Response	CTI SIGNS	Daniel Sharff	daniel@ctisigns.com			(352) 742-4800	
No Response	Design Communications LTD	Dan Emrick	demrick@dclorlando.com	Orlando	FL	(407) 856-9661	
No Response	Designage, Inc.	John Kaiser	jvk@designage.net	Maitland	FL	(407) 647-2950	
No Response	Don Bell Signs, LLC	Mandy Moore	mmoore@donbellsigns.com	Port Orange	FL	(800) 824-0080	
No Response	DRS	Bill Hargreaves	bill.hargreaves@dynamicrs.net				CN
No Response	Fast Signs	Tara Christensen	tarav@fastsigns.servicesend.com	Sanford	FL	(407) 324-8338	
No Response	Fausnight Strip & Line	Phillip Fausnight	phil@fausnight.com	Longwood	FL	(407) 261-5446	LM
No Response	Graphic Marketing, Inc.	Hye Lyung Jang	graphicmarketinhd@gmail.com	Winter Park	FL	(407) 588-0385	
No Response	Integrity Signs	Mark Gabrial	Gabriel-Mark@integritysigns.com			(407) 855-1928	
No Response	Kay Enterprises	Warren Kay	wkay1211@earthlink.net	Ocala	FL	(352) 732-8467	
No Response	Kendal Signs	Gary Hoenig	gary@kendalsigns.com	Rockledge	FL	(407) 668-3567	
No Response	Mid Florida Signs	Keith Chapman	kchapman@midflsigns.com	Leesburg	FL	(321) 735-8308	
No Response	MULTI-graphics, Inc.	Stephanie Mote	stephanie@mginc2965.com		FL	(229) 294-4601	
No Response	Signco Architectural Signage Corp.	Therese Smyntek	sales@signcomedia.com	Apopka	FL	(386) 740-8344	
No Response	Tactile Signage, Inc.	Eric Gonzalez	egonzalez@tactilesignage.com	Brandon	FL	(813) 626-9444	
Will bid	Tapco	Mitch Grothey	mitch.grothey@tapconet.com			(262) 814-7331	CN
Will bid	The Sign King	Scott Grey	signkingfl@aol.com	Longwood	FL	(407) 830-7443	BR
No Response	Unisource Signs	Robin Marshall Sims	rmarshallsims@unisourcesigns.com	Fort Myers	FL	(239) 288-6951	
Will bid	Vital Signs of Orlando, Inc	Dave New	dave@vitalsignsorlando.com	Orlando	FL	(407) 297-0680	BR
Will bid	White Sign Company	Lucas Rodrigues	lucas@whitesigncompany.com	Debary	FL	(407) 878-3981	BR
No Response	White Sign Company, LLC	Joel White	jwhite@whitesigncompany.com	Debary	FL	(386) 320-0623	CN

10730-C **Pavilion Fabrication** **17**

14 3

Standing	Company	Contact	Email	City	ST	Phone	Call
No Response	Action Labor & Staffing Connection	Scott Turnmeyer	pensacola@actionlabor.com	West Palm Beach	FL	(561) 683-1211	
No Response	Advanced Recreational Concepts	Sales Rep	sales@arcflorida.com	Melbourne	FL		
No Response	American Platinum Builders	Doug Miller	dmiller@apbuildersusa.com	Sanford	FL	(248) 712-4254	CN
No Response	awning direct	avi roitman	bids@awning-direct.com		FL		
No Response	Barfield Fence and Fabrication	Justin Meek	justinm@barfieldfence.com	Apopka	FL	(321) 396-0001	
No Response	Double Bar Construction	Michael Mealor	mmealor@doublebarconstruction.com	Maitland	FL	(407) 402-3774	
No Response	FCSS	Christina Brandao	christina@fcss.us	Hialeah	FL		
No Response	Kentavo	Frank Rodriguez	frodriguez@kentavo.com	Orlando	FL		
Undecided	Prime Recreational Solutions, LLC	William Johnson	william@primerecreational.com	Orange Park	FL	(904) 716-7789	CN
Will bid	Pro Playgrounds	Jeff Caldwell	jcaldwell@proplaygrounds.com	Tallahassee	FL	(850) 510-5286	AI
Undecided	RCP Shelters	Joe Folden	joe@rcpshelters.com		FL		CN
Will bid	RCP Shelters, Inc.	Bo Ritter	bo@rcpshelters.com	Stuart	FL	(772) 288-3600	BR
Will bid	Rep Services, Inc.	Mary Langley	mlangley@repservices.com	Longwood	FL	(407) 831-9658	BR
No Response	StoneHardscapes, LLC	Linda Abbott	labbott@stonehardscapes.com	Ft lauderdale	FL	(954) 989-4050	
Undecided	The Watauga Company	Jason Snodgrass	wataugacompany@bellsouth.net	Titusville	FL	(321) 267-5785	CN
No Response	Traffic Control Devices, Inc.	Robert Rebert	r.rebert@tcd-usa.com	Altamonte Springs	FL	(407) 869-5300	CN
No Response	White Aluminum Products LLC	Mark Burdick	mburdick@whitealuminum.com	Leesburg	FL	(352) 787-6783	

10731-C **Trellis** **4**

1 1 2

Standing	Company	Contact	Email	City	ST	Phone	Call
Will bid	Fagan Construction Services LLC	Chip Andzel	chip@faganconstructionllc.com		FL		
Won't bid	Logsdon and Associates, Inc.	Chad Logsdon	bid@logsdoninc.com	Winter Garden	FL	(407) 913-6768	
No Response	TFM Construction Inc.	Sarah Catineau	smcatin.tfmconstruction@cfl.rr.com	Casselberry	FL	(407) 252-2140	
Will bid	White Sign Company	Lucas Rodrigues	lucas@whitesigncompany.com	Debary	FL	(407) 878-3981	BR

133400 **Fabricated Engineered Structures** **20**

2 16 2

Standing	Company	Contact	Email	City	ST	Phone	Call
No Response	A. Harold + Associates, LLC.	Stephanie Landing	slanding@aha-llc.com	Jacksonville	FL	(904) 524-5357	
Will bid	American Platinum Builders	Doug Miller	dmiller@apbuildersusa.com	Sanford	FL	(248) 712-4254	CN

No Response	AuMiller Pools LLC	BJ AuMiller	bj@aumillerpools.com	Orlando	FL	(407) 808-2660
No Response	Barfield Fence and Fabrication	Justin Meek	justinm@barfieldfence.com	Apopka	FL	(321) 396-0001
No Response	Butler Manufacturing	Kenneth Thomas	kenneth.thomas@butlermfg.com	winter Garden	FL	(407) 256-4785
Won't bid	Coastal Steel Structures	Chris Coon	chris.coon@coastalsteelstructures.com	Lake Worth	FL	(561) 221-6607
Will bid	Double Bar Construction	Michael Mealor	mmealor@doublebarconstruction.com	Maitland	FL	(407) 402-3774
No Response	East Coast Metal Structures, Corp.	Justin Danca	justin@eastcoastmetals.net	Lantana	FL	
Won't bid	Florida Structural Steel	Kevin Sigl	ksigl@tti-fss.com		FL	
No Response	Fusion Welding of SWFL Inc.	darin beaner	darin@fusion-welding.com	ft.myers	FL	(239) 288-6530
No Response	Golf Coast Construction	Whitney Boger	whitneygcc@gmail.com	Lutz	FL	(813) 949-2625
No Response	Logsdon and Associates, Inc.	Ryan Logsdon	ryan@logsdoninc.com	Gotha	FL	(407) 375-3826
No Response	Mark Construction Co.	Brian Allen	ballen@markconstruction.com	Longwood	FL	(407) 831-6275
No Response	Nature Bridges	Estimating Dept	estimating@naturebridges.com	Monticello	FL	(850) 997-8585
No Response	New Millennium	Joni Norman	joni.norman@newmill.com	Lake City	FL	(386) 466-1300
No Response	Shade Systems	Brad Buzard	brad@shadesystemsinc.com	Ocala	FL	(800) 609-6066
No Response	Southeast Rigging	Christopher Davis	chrisd@southeastrig.com	Jacksonville	FL	(904) 303-7454
No Response	The Deland Woodcrafter, LLC	Misty Sanchez-Schneider	tdwestimator@gmail.com	Deland	FL	(386) 738-2420
No Response	Trident Building Systems Inc	Gary Bergstrom	TridentBuildings@live.com	Sarasota	FL	(941) 755-7073
No Response	WET Structures	Dan Theisen	dan@wetstructures.com	Windemere	FL	(407) 909-0220

22000-C Plumbing — **14** — 1 / 13

Standing	Company	Contact	Email	City	ST	Phone	Call
No Response	Action Plumbing Inc	Kent Hall	Actionplumbing1@aol.com	Orlando	FL	(407) 293-7576	
No Response	ADVANCED PLUMBING AND DRAIN CLEANING, INC.	William Kinsey	info@adv-plumbing.com	Orlando	FL	(407) 286-1092	
No Response	ARR Plumbing LLC	Luis Lopez	llopez.arrplumbing@gmail.com	Kissimmee	FL	(407) 947-1677	
No Response	Brown & Brown Mechanical	Dan Brokaw		Sanford	FL	(407) 320-1854	
No Response	COASTAL MECHANICAL SERVICES, LLC	Matt Alderman	malderman@coastalmechanical.com		FL	(321) 725-3061	
No Response	First Quality Plumbing	Dave Sanders	dsanders@fqplumbing.com	Orange City	FL	(386) 760-2226	
No Response	Harper Limbach (Orlando)	Chris Smith	chris.smith@harperlimbach.com	Lake Mary	FL	(407) 321-8100	
No Response	HEICHEL PLUMBING	Joe Herndon	joe@heichelplumbing.com	Winter Garden	FL	(407) 656-7073	
No Response	Heichel Plumbing Inc	dave conto	dconto@heichelplumbing.com		FL		
No Response	JC Plumbing Systems LLC	Jose Caicedo	jcaicedo8587@gmail.com	Orlando	FL	(407) 491-6211	
No Response	Modern Plumbing Industries, Inc.	Doug Patterson	dpatterson@modernpi.com	Winter Springs	FL	(407) 796-5320	
No Response	Paramount Plumbing	james dodge	jimd@paramountplumbing.com	Orlando	FL	(407) 292-9891	
No Response	Ross Plumbing	Terry Ross	rossplbg1@gmail.com	Leesburg	FL	(352) 728-6053	
Won't bid	Tharp Plumbing Systems, Inc.	Estimator Estimating	estimating@tharpplumbing.com	Orlando	FL	(407) 295-2370	

23000-C HVAC — **13** — 13

Standing	Company	Contact	Email	City	ST	Phone	Call
No Response	Ace Air Conditioning Inc	Jimmy Evans	jevans@aceac.com	Debary	FL	(386) 668-8651	
No Response	Advance Mechanical Systems Inc.	Gustav Kreuter	gustav@advancemechanicalsystems.com	Oviedo	FL	(407) 366-0950	
No Response	Air-Pak Services, Inc.	Paul Simpson	pauls@air-paksvc.com	Orlando	FL	(407) 656-2711	
No Response	Aire-Tech Mechanical Services, Inc.	David Sanford	david@airetechmechanical.com	Orlando	FL	(407) 850-0061	
No Response	AIT Mechanical	Leigh Ann Horton	lhorton@aitmechanical.com	Orlando	FL	(407) 816-9101	
No Response	All Seasons Heating and Cooling	Lee-Ann Reeves	allseasonsaircon@aol.com	Orlando	FL	(407) 894-6056	
No Response	Del Air	Nathan Combs	ncombs@delair.com	Sanford	FL	(407) 333-2665	
No Response	DHR Mechanical Services	Jessica Clark	estimatingteam@dhr-fla.com	Sanford	FL	(407) 265-0777	
No Response	Harper Limbach (Orlando)	Chris Smith	chris.smith@harperlimbach.com	Lake Mary	FL	(407) 321-8100	
No Response	Innovative Mechanical Services	Paul Shiver	imsflpauls@gmail.com	Orlando	FL	(407) 298-4700	
No Response	Innovative Service Solutions	Phil Keller	pkeller@iss-svc.com	Orlando	AL	(407) 296-5211	
No Response	Nash Plumbing and Mechanical, L.L.C.	John Gallico	jgallico@nashpm.com	Coleman	FL	(352) 748-1454	
No Response	Starr Mechanical, Inc.	Justin Starr	justin@starrmechanical.net	Orlando	FL	(407) 299-6552	

26000-C Electrical — **20** — 19 / 1

Standing	Company	Contact	Email	City	ST	Phone	Call
No Response	Accurate Electrical Connections	David Gencarella	bids@aecfl.com	Orlando	FL	(407) 290-3330	
Will bid	Aireko Energy Group	Doug Thomas	dthomas@aireko.com	Orlando	FL	(407) 448-1756	CN
No Response	All Electric of Orlando, Inc.	Richard Randolph	richard_randolph@bellsouth.net	Orlando	FL	(407) 702-3014	

No Response	All-In-One Electric	Rodney Jones	rjones@aioelectric.com		FL	(813) 849-6331	
No Response	Calkins Electric	Billy Hollenbach	estimator@calkinsfl.com	Deland	FL	(386) 734-6751	
No Response	Chace Construction Services, LLC	Nils Johnson	chacecsllc@gmail.com	Lake Mary	FL	(407) 484-6661	
No Response	craig's electric	craig chapman	craigselectric4295@gmail.com	port orange	FL		
No Response	Doc Watts Electric	George Rivera	grivera@docwattselectric.com	Orlando	FL	(407) 243-2278	
No Response	Electrical Solutions	Matize Hoskins	matize@my-es.com	Orange City	FL	(386) 789-2672	
No Response	Hemco Electrical	Noel Zenon	noel@hemcoelectrical.com	Winter Garden	FL	(407) 770-8554	
No Response	JC Electric, Inc.	JC Rodriguez	jc@electricjc.com	Deland	FL	(386) 337-3232	
No Response	L.C. Electric, Inc.	Alan Carter	alan@lcelectricinc.com	Orlando	FL	(407) 788-1969	
No Response	Morrissette Electric	Amy Baumer	accounting@morrissetteelectric.com	Sanford	AL	(407) 897-2229	
No Response	Morton Electric, Inc.	Jason Pitts	jason@mortonelectricinc.com	Sanford	FL	(407) 830-1000	
No Response	Quinco Electrical, Inc.	Roy Wilder	rwilder@quincoelectric.com	Winter Park	FL	(407) 857-6133	
No Response	Sanford Electric	Robin Neilen	rneilen@seciius.com	Sanford	FL	(407) 322-1562	
No Response	Semco Electric	Kishor Pherwani	kishor@semcoelectric.com	Orlando	FL	(407) 749-2622	
No Response	Sunlight Electric, Inc.	Jason Rivera	jason@sunlightelectric.net	Orange City	FL	(386) 774-2222	
No Response	Switch Phase Electric	Lamar Wright	Lamar@swphe.com	Longwood	FL	(407) 953-3710	
No Response	Total Electric, LLC	Steve Coppedge	steve@teflallc.com	Sanford	FL	(407) 283-0258	

320000-C Sitework/Utilities/Asphalt Paving **239** **26** **209** **4**

Standing	Company	Contact	Email	City	ST	Phone	Call
Undecided	4C's Trucking & Excavation, Inc.	Chelsea Barney	chelsea@4csconstruction.com	Bunnell	FL	(386) 437-1257	CN
No Response	ACM Development LLC	Alberto Luna	estimating@acmdev.net	Winter Garden	FL	(321) 624-3256	
No Response	AEG Environmental Services, Corp.	Marcus Webb	info@aeglandclear.com	Apopka	FL	(407) 949-7558	
No Response	Affordable Development a Div of Driveways Inc.	Edwin Upthegrove	drivewaysinc@cfl.rr.com	Titusville	FL	(321) 267-4032	
No Response	Alexander Silt Fencing, Inc.	Steve Alexander	alexandersiltfencing@hotmail.com	Crystal Beach	FL	(727) 487-3504	
No Response	All County Paving	Rudy Polselli	abouamout@allcountypaving.com	Delray Beach	FL	(561) 373-2995	
No Response	All Florida Site & Land Development,LLC	Randy McConnell	Randy@AllFloridaSite.com	Orlando	FL	(407) 277-8077	
Undecided	All Terrain Tractor Service, Inc.	Landon Massa	Estimating@allterraintractorservice.com	Sanford	FL	(386) 218-6969	CN
No Response	Allstate Paving	Hoss Faraji	hfaraji@allstatepavingfl.com	Orlando	FL	(844) 369-7098	
No Response	American Asphalt Paving, LLC	Eric Billington	eric.billington@aapavingllc.com	Tampa	FL	(813) 968-4200	
No Response	American Civil Construction	Frank Jarvis	frank.jarvis@americancivilconstruction.com		FL		
No Response	American Environmental Consulting, Inc.	Kelly Eger-Smith	kelly@aeciservices.com	Windermere	FL	(407) 718-8802	
No Response	American Grading and Recycling	Donavan Busacca	donavan@americangnr.com	Homosassa	FL	(352) 601-0389	
Undecided	APL SITE DEVELOPMENT, LLC	Leonardo Antunes	leo@aplsitedevelopment.com	ORLANDO	FL	(407) 440-8027	CN
No Response	Arbor Tree & Land Inc	Zach Hodges	zhodges@atldiversified.com	West Palm Beach	FL	(561) 965-2198	
No Response	Arsenal Demolition and Recycling	Jeff Hussing	jeffhussing.arsenaldemo@outlook.com	Mims	FL	(407) 693-7121	
No Response	Asphalt365, Inc.	Mimi Freeman	mimi@asphat365.com	KISSIMMEE	FL	(407) 344-1194	
No Response	Assured Excavating Inc.	Reid Kessel	reid@assuredexcavatinginc.com		FL		
No Response	Beesley Construction Co. LLC	Matt Franks	matt@beesleyconstruction.com	Weirsdale	FL	(352) 751-4654	
No Response	Bergeron Land Development	Glauce Brasil	gbrasil@bergeroninc.com	Fort Lauderdale	FL	(954) 680-6100	
No Response	Bill Gregory Excavating	David Adams	davida@bgexcavating.com	Oxford	FL	(352) 748-2781	
No Response	Blacktop Paving by Beede	Michelle Ferris	michelle@blacktoppaving.com	Edgewater	FL	(386) 427-8862	
No Response	Blue Ox Enterprises	Patrick Vanhoven	pvanhoven@blueoxland.com	Longwood	FL	(407) 339-4800	
No Response	Boykin	Jody Bass	jody@boykinconstruction.com	Minneola	FL	(352) 394-5993	
No Response	Brewer Paving & Development	Paul King	pking@brewerpaving.com	Cocoa	FL	(321) 636-4645	
No Response	Brockman Services, Inc.	Brock Dalrymple	estimating@brockmancorp.com	Oviedo	FL	(321) 229-7312	
Won't bid	Brockman Site Development	Matt Groover	matt@brockmansite.com		FL		CN
No Response	Brockman Site Development	Richard Phelan	richard@brockmansite.com	Oviedo	FL	(407) 971-6948	
No Response	Brockman Site Development	Matt Groover	estimator@brockmansite.com		FL	(407) 971-6948	
No Response	BROWN BROTHERS THE FAMILY, LLC	LALETTA Dawson	bbthefamily@att.net	Jacksonville	FL	(407) 481-8336	
No Response	BRT Group d/b/a South Florida Pole Setters	Elizabeth Lappert	admin@southfloridapolesetter.com	Stuart	FL	(772) 888-2989	
Won't bid	Burgess Civil	Andrew Babchick	ababchick@burgesscivil.com	Tampa	FL	(813) 906-1350	
No Response	Carr & Collier Inc. (FKA Village Construction Inc)	Reynolds Holiman	estimate@carrandcollier.com	Okahumpka	FL	(352) 764-3700	
Undecided	Cathcart	Jason Torres	jtorres@cathcartconstructioncompany.com				CN
No Response	Cathcart Construction Company - Florida, LLC	Joe Kornbrust	jkornbrust@cathcartconstructioncompany.com		FL		

No Response	CCC Site Development, LLC	Nouman Ahmed	nouman.a@cccsited.com	Orlando	FL	(407) 930-3010	
No Response	CDK Construction, Inc	Clint Kreienbrink	sitework@cdkconstructioninc.com		FL	(352) 266-7449	
No Response	Central Florida Environmental Corp.	Christina Tabor	ctabor75@aol.com	Winter Springs	FL	(407) 834-6115	
Will bid	Central Florida Transport Logistics	Tom MacDonald	tmac@cfltransport.net	Coleman	FL	(352) 748-3941	
No Response	Civil Earth Sitework	Doug Dempsey	doug@cesitework.com	Bushnell	FL	(352) 569-9131	
No Response	CM Engineering Services Florida, PLLC	Johan Erazo	cmengineering@cmservicesinc.com	Kissimmee	FL	(407) 483-3572	
No Response	Cohesive Constructors, LLC	Michael Hicks	cohesiveconstructors@yahoo.com	Orlando	FL	(321) 246-6013	
No Response	COLORADO CONCRETE & PAVING, INC.	NICOLAS Colorado	nacolorado@aol.com	Kissimmee	FL	(407) 729-3201	
No Response	Craggs Construction Company	Larry Craggs	lcraggs@craggscc.com	Ocala, Florida	FL	(352) 622-7175	
Won't bid	Cronin Construction	Brittany Lowe	brittany@croninforsitework.com	Altamonte Springs	FL	(407) 339-5120	
Won't bid	CS Constructors	Chris Sutton	csutton@csconstructor.com	Punta Gorda	FL	(941) 279-0906	
No Response	CWA Enterprises	Shane Taylor	staylor@cwaenterprises.com		FL		
No Response	D & W Paving	Clay Durrance	dwpaving@cfl.rr.com	Holly Hill	FL	(386) 258-5440	
No Response	D & W Paving	Clay Durrance	dwpaving@dwpavinginc.com	Holly Hill	FL	(386) 258-5440	
No Response	D-2 Paving & Site Work	Tinker Royce	d2pavingtinker@gmail.com	new smyrna beach	FL	(386) 233-8191	
No Response	D.N. Higgins, Inc.	Paul Waters	paulw@dnhiggins.com	Key West	FL	(305) 292-7889	
No Response	Danny Martinez Inc.	John Weaver	johnw@dmiconstruction.net	St Cloud	FL	(407) 466-3132	
No Response	Danny Martinez, Inc.			KISSIMMEE	FL	(407) 994-2979	
No Response	Dean Construction Group, Inc.	Paul Dean	PDean@deanconstructiongroup.com	Orlando	FL	(407) 277-9900	
No Response	Dickerson Florida Inc	Rick Forlifer	rickf@dfifl.com	Ft. Pierce	FL	(772) 429-4444	
No Response	Dirt Hand LLC	Clark Dickson	cd2020hs@gmail.com	Lakeland	FL	(863) 602-0805	
No Response	Division 2, Inc.	Andrew Sessions	division2@rocketmail.com	Orlando	FL	(407) 203-3843	
No Response	Duval Asphalt Products, Inc.	Jason Webb	jwebb@duvalasphalt.com	Jacksonville	FL		
No Response	E&H Paving	Ezzie Harrison	ezziedee@msn.com	De Leon Springs	FL	(386) 624-5223	
No Response	Earth Tech Services Co	Mike Waldron	Mike@earthtechservices.net	Port Richey	FL	(727) 846-9525	
No Response	Earth Trades of Central Florida	Todd Henderson	todd@earthtrades.com	Orlando	FL	(407) 399-4959	
No Response	East Coast Site Development LLC	Randall McConnell	estimating@eastcoastsite.com	Orlando	FL	(407) 493-9871	
Won't bid	Eden Site Development, Inc	Jerry Sell	jerry@edensitedevelopment.com	Longwood	FL	(407) 265-1113	CN
No Response	EM Paving Corporation	Elubia Munoz	empaving1221@aol.com	Orlando	FL	(407) 425-2490	
No Response	ENGETECNICA USA, LLC	ROBERTO HELD	robertoheld@engetecnicausa.com		FL		
No Response	Ensley Inc.	Julie Granger	julie.granger@ensleyinc.com	Sanford	FL	(407) 323-5520	
No Response	Erosion Control Systems	Pam Ellingsworth	pam@floridaecs.com	Webster	FL	(352) 569-9191	
No Response	Everglades Contracting	Mike Bates	Mike@evergladesllc.com	Pompani Beach	FL	(954) 788-9070	
No Response	Evolution Contracting LLC.	Thomas Pavel	tpavel@evcontracting.com	Clearwater	FL	(727) 269-8587	
No Response	FCS Industries Corp.	Willie Fisher	wfisher@fcsindustriescorp.com	Orlando	FL	(407) 412-5642	
Won't bid	Foshee Construction Co., Inc.	JIM VANLANDEGEND	jimv@fosheeconstruction.com	Minneola	FL	(352) 394-7211	
No Response	Foundation Professionals of Florida	Jeremy Pierce	jpierce@foundationprosfl.com	Lake City	FL	(386) 755-3002	
No Response	Frank-Lin Services	Peter Charamut	pcharamut@franklinexcavating.com	Melbourne	FL	(321) 259-3205	
No Response	G & G of Central Florida	George Griffin	gandgofcfl@aol.com	Geneva	FL	(321) 377-0183	
No Response	G & V TRUCKING & EXCAVATING, INC.	Rajpatie Mahadan	gvtruckexcinc@bellsouth.net	Orlando	FL	(407) 467-6621	
No Response	GARCIA CIVIL CONTRACTORS, LLC	Eduardo Garcia	eddy@garciacivil.com	ORLANDO	FL	(407) 580-6051	
No Response	Garner Complete Site	Andrew Muzzarelli	andrew@garnercompletesite.com		FL		
No Response	Gibbs & Register Inc	Wayne Conover	estimadmin@gibbsreg.com	Winter Garden	FL	(407) 654-6133	
No Response	Goodson Paving	Dale Hall	goodsonpaving@gmail.com	Cocoa	FL	(321) 631-5523	
No Response	GPS Civil Construction Inc	Clayton Donahoo	clayton@gpscivil.com	Holly Hill	FL		
Will bid	Granite Construction Company	David Ballard	david.ballard@gcinc.com		FL		BR
No Response	Ground Works Construction Inc.	Michael Hanna	mike@groundworksconst.com	Citra	FL	(678) 705-4922	
No Response	GWP Construction	Cheryl Riggs	bid@gwpconstruction.com			(352) 351-2412	
No Response	H & J Contracting, Inc.	Howell Long	hvlong@hjcontracting.com	Wellington	FL	(561) 791-1953	
No Response	Hale & Company	Jeff Hale			FL	(407) 644-8642	
No Response	Halifax Paving	Tyler Kirton	estimating@halifaxpaving.net	Ormond Beach	FL	(386) 676-0300	
No Response	Halifax Paving	Tyler Kirton	estimating@halifaxpaving.net	Ormond Beach	FL	(386) 676-0200	
No Response	Hall Company, Inc.	Dave Morrison	dave@hallcompanyinc.com	Winter Springs	FL	(407) 327-4930	
No Response	Hamilton Engineering & Surveying	RICK LOCKLIN	rickl@hamiltonengineering.us		FL		
No Response	Hardy Construction	Bryan Hardy	bsh_hci@yahoo.com	Lake Helen	FL	(386) 228-3296	
Won't bid	Harty Tractor Service, Inc.	Thaine Harty	thaine@hartytractor.com	Orange City	FL	(386) 775-1005	CN
No Response	Hazen Construction, LLC	Steve Hazen	steve@hazenconstruction.net	New Smyrna Beach	FL	(386) 547-2772	
No Response	Hilton Garden Inn & Homewood Suites Lake Buena Vista	Sadike Rose	sadike.rose@hilton.com	Orlando	FL	(407) 778-5888	

Won't bid	Holland Pump Company	Greg Chevalier	greg@hollandpump.com	West Palm Beach	FL	(407) 855-7109	
No Response	Hollander Construction Company	Seth Hollander	seth@hollander-const.com	Naples	FL	(239) 253-1406	
No Response	Hope Underground Utilities, Inc.	Hope Estimating Team	estimating@hopeuuinc.com			(904) 657-2472	
Will bid	HUBBARD CONSTRUCTION	Wendy Vickery	wendy.vickery@hubbard.com	Winter Park	FL	(407) 645-5500	BR
Undecided	Hussain Industries, LLC	Ray Hussain	hussainindustriesllc@gmail.com	Orlando	FL	(407) 459-6391	CN
No Response	Icon Construction Enterprise, LLC	Sonya Ziegler	sonya@asphalticons.com	Sanford	FL	(407) 741-3389	
No Response	Independence Recycling, Inc.	Victoria Thiel	vthiel@indrec.com	Orlando	FL	(407) 760-2006	
No Response	Integrity site development	mike boutwell	mike@integritysited.com		FL		
No Response	International Construction Service, Inc.	Robert Mryncza			FL	(727) 638-6710	
No Response	Iron Sheepdog	Ryan Brooks	ryan.brooks@isheepdog.com			(757) 505-7144	
No Response	J & C Excavating and Grading LLC	Justin Cichoracki	justincichoracki@yahoo.com	Sorrento	FL	(407) 453-3851	
No Response	J McKinnon Development	Billy Montgomery	billy@jmckinnondevelopment.com	Orlando	FL	(352) 254-1796	
No Response	J.D. Weber Construction Co.	Joseph Weber	jgweber@bellsouth.net	Ormond Beach	FL	(386) 671-2727	
No Response	J.D. Weber Construction Co.	Joseph Weber	joesr@jdweberconstruction.com	Ormond Beach	FL	(386) 671-2727	
No Response	JCB Construction, Inc.	Tex Heyman	theyman@jcbcon.net	Orlando	FL	(407) 425-9880	LM
No Response	Jimmy Hickman Excavating	Konnor Urban	konnor@jhellc.net	Kissimmee	FL	(407) 957-0535	
No Response	Jims Logging				FL	(407) 349-5678	
No Response	JMHC	Mike Presley	mpresley@jmhc.com		FL		
No Response	JMHC	Leo Antunes		Longwood	FL	(407) 865-7600	
No Response	JMHC, Inc.	Lisandra Lopez	llopez@jmhc.com		FL		
Won't bid	Jon M Hall Company	Teena Acker	tacker@jonmhallcompany.com	Longwood	FL	(407) 215-0410	DI
No Response	Jon M Hall Company	Jason Torres	jtorres@jonmhallcompany.com	Longwood	FL	(407) 215-0410	BP
No Response	Jr. Davis Construction	Tyson Snyder	Tyson.snyder@jr-davis.com	Kissimmee	FL	(407) 870-0066	
No Response	K & R CONSTRUCTION ENTERPRISES, INC.	KEMEL THOMPSON	kandr_enterprise@hotmail.com	Kissimmee	FL	(407) 301-4605	
No Response	K.E. Martin Development of Pasco, Inc.	Bruce Burdick	kemartinbb@outlook.com	Springhill	FL	(727) 857-0070	
No Response	K.T. Carter Contracting Inc.	Genon Erdel	genon@ktcarter.com		FL	(904) 354-9999	
No Response	Karina's Lakefront Maintenance	Ana Karina Perez	karina@karinalakefront.com	Casselberry	FL	(407) 399-9415	
Won't bid	Karl Thorne Trucking & Land Clearing Inc	Nicole Hopkins	nicolehopkins@bellsouth.net	Mims	FL	(321) 269-6445	
No Response	KATHY JAKUBCIN CONSTRUCTION	KATHY JAKUBCIN	kjsod123@aol.com	OVIEDO	FL	(407) 365-1979	
Won't bid	KBC Construction, LLC	Bijay Panigrahi	bpanigrahi@kbcfl.com	Orlando	FL	(407) 506-4015	
Won't bid	KG Digs llc	Gavin McCloskey	estimating@kgdigs.com	Inverness	FL	(352) 601-0389	
No Response	KIMMINS CONTRACTING CORP	Chuck Gray	cgray@kimmins.com	Tampa	FL	(813) 248-3878	
Won't bid	KLEEN SWEEP INC	Dawn Barnett	dawn@kleensweepinc.org		FL		
No Response	Koncept Carma, Inc.	Kathryn Campbell	kathryn@kcinow.com	Orlando	FL	(888) 346-7779	
No Response	L.M.C.C. Specialty Contractors	Lyndell Mims	Lynn@mimsconstruction.com	ORLANDO	FL	(407) 298-6936	
No Response	L.S. Curb Service	estimating estimating	estimating@lscurb.com	Plant City	FL	(813) 737-1524	
No Response	Lakepoint Restoration	Hank Hansen	hank@lakepointrestoration.com		FL	(561) 924-9100	
No Response	Land Worx Site Development	Junior Hunter	junior@landworx.online	Bunnell	FL		
No Response	Landmark Paving	Brad Combee	bcombee@landmarkpaving.com	Oviedo	FL	(407) 359-1172	
No Response	Landmark Services of Southwest Florida	John Cannon	johncannon@earthlink.net	Bradenton	FL	(941) 358-8393	
No Response	Landtech LLC	Edgar Orosco	info@landtech.llc	Lake Placid	FL	(561) 703-5032	
No Response	Linder Industrial Machinery Co.	George Leal	george.leal@linder.com	Plant City	FL	(813) 754-2727	
No Response	Lundquist Excavating, Inc.	Tim Lundquist	Tim@LundquistExc.com	Kissimmee	FL	(407) 847-9419	
Will bid	Mack Contracting, LLC	Gerald Braley	gbraley@mackcontracting.com		FL		BR
No Response	Marietta Sand Corporation			JACKSONVILLE	FL	(904) 781-7304	
No Response	Marlo Design & Construction Inc.	lorenzo toney	marlodesign3@gmail.com	Rockledge	FL	(321) 301-4415	
No Response	Marroquin Machinery, Inc.	Luis Marroquin	marroquinheavyequipment@gmail.com	Orlando	FL	(407) 747-3931	
No Response	Martin's Civil Site Services LLC	Zach Tilley	zach@martincivilsite.com		FL	(904) 708-0357	
No Response	Masci General Contractor, Inc.	Heather Knight	masciestimate@mascigc.com	Port Orange	FL	(386) 322-4500	
No Response	McMahan Construction Co.	Lynne	lrmcci@bellsouth.net			(386) 734-1071	
No Response	Mercon Construction Co.	Mehrdad Moradi	mmoradi@merconconstruction.com	oviedo	FL	(407) 260-6710	
No Response	MG Professional LLC	Mack Guilarte	mgprofessionalllc@gmail.com	zephyrhills	FL	(813) 453-3394	
No Response	Mid-South Contractors, LLC	David Ruizcalderon	druizcalderon@mid-southcontractors.com	Orlando	FL		
No Response	MIDWEST CONSTRUCTION PRODUCTS	Ken Wilson	ken@midwestconstruct.com	Fort Myers	FL	(239) 432-2812	
No Response	MK Excavation	james Karwat	mkarwatexcavation@gmail.com	Mims	FL	(321) 302-6717	
No Response	Mondragon Paving	Aaron Slavin	estimating@mondragonpaving.com			(813) 842-5790	
No Response	Mullins Underground Inc.	John Mullins	mullinsunderground@gmail.com		FL	(386) 235-2192	
Won't bid	NOVA Engineering and Environmental	Alexander Foss	afoss@usanova.com	Tampa	FL	(656) 234-3129	

No Response	Optimum Services, Inc.	Neil Shelton	nshelton@optsvc.com	West Palm Beach	FL	(863) 467-2572	
Won't bid	Orlando Construction LLC	John Rivera	john@orlandoconstructionllc.com	Orlando	FL	(407) 897-4041	DI
Won't bid	Orlando Construction LLC	Larry Stalvey	estimating@orlandoconstructionllc.com	Orlando	FL	(407) 897-4041	DI
No Response	P&J	Tom Wilson	twillson@pandj.com	Zephyrhills	FL		
No Response	P&S Paving Inc.	Wendy Lee	estimating@pandspavinginc.com	daytona beach	FL	(386) 258-7911	
No Response	Parker Land Services	Bryce Parker	contactparkerlandservices@gmail.com	Lakeland	FL	(863) 274-0721	
No Response	Pasco Pipe Inc.	Adam Taylor	adamtaylor@whitneytransport.com	Riverview	FL	(813) 678-4868	
No Response	Pav-Co Contracting	bill carpino	williamcarpino@aol.com	stuart	FL	(772) 286-7385	
No Response	Peak Power Services, Inc.	Kevin Boyles	kboyles@peakpowerservices.com	tampa	FL	(813) 240-1747	
No Response	Phillips and Jordan, Inc.	Ryan Lester	flestimate@pandj.com	San Antonio	FL	(813) 783-1132	
No Response	Pinnacle/CSG	Cory McFarlane	mcfarlanec@pinnaclecsg.com	Tallahassee	FL	(850) 412-9387	
No Response	Plateau Excavation Inc.	Keith Scarbrough	kscarbrough@plateauexcavation.com	Winter Garden	FL	(407) 656-1799	
No Response	Pospiech Contracting				FL	(352) 726-3940	
Won't bid	Precision Fabricating and Cleaning	Rachelle Paradiso	rachelle.paradiso@precgroup.com		FL	(321) 635-2000	
Won't bid	Prestige Civil Contractors, Inc.	James (Jim) Hanusek	jimh@prestigecivilcontractors.com	Winter Park	FL	(407) 381-8181	DI
Undecided	Prime Construction Group	Chase Brackett	cbrackett@primeconstructiongroup.com	Orlando	FL	(407) 856-8180	CN
No Response	Professional Dirt Service, Inc	Lito De Torres	lito713@comcast.net	Eustis	FL	(352) 589-7000	
Won't bid	Providence Construction & Development Company	Tim Dennard	tdennard@providence-construction.com	Longwood	FL	(321) 403-7992	DI
No Response	QGS Development	Mike Curran	mcurran@qgsdevelopment.com		FL		
No Response	Ramage Contracting, Inc.	Jon Quinn	jquinn@ramagecontracting.com	Mims	FL	(321) 269-9716	
No Response	Ranger Construction Industries Inc	Elena Arango	estimating@rangerconstruction.com	Fort Pierce	FL	(772) 464-6460	
Won't bid	RCS Construction Company, Inc.	Jody Bass	jody@rcsconstructionco.com	Clermont	FL	(352) 394-1717	
Won't bid	Red Fox Trucking	Scott Feldman	sfeldmanredfox@aol.com	Oviedo	FL	(407) 365-1780	DI
Won't bid	Red Fox Trucking	Estimatin Red Fox	estimating@redfoxtruckinginc.com	Oviedo	FL	(407) 365-1780	DI
No Response	RG Concrete & Construction	Miguel Rosales	mr@rgccsfl.com	Lakeland	FL		
No Response	Richardson Family Construction	Kyle Gustafson	kyle@rfccivil.com		FL	(727) 418-3693	
No Response	Rosario Hauling LLC	Carlos Rosario	crosariohauling@gmail.com	Orlando	FL	(407) 860-3144	
No Response	Rosso Site Development	Joe Rosso, III	bsimpson@rossositedevelopment.com	Lake Worth	FL	(561) 689-0889	
No Response	Sandstone Site Services	caleb siedlecki	c.siedlecki@sandstoneusa.com		FL	(321) 388-5368	
No Response	Sapphire Preferred	Sapphire Trucking	info@sapphiretrucking.com	Largo	FL	(813) 220-5783	
No Response	SDC Site Development	Tom McNamara	tom@sdcfl.com	Chuluota	FL	(407) 977-9898	
No Response	Seminole Asphalt Paving Inc	Bruce Morrissette	bruce@seminoleasphaltpaving.com	sanford	FL	(407) 323-0111	
No Response	Shaw Services	Barrett Clanton	barrett.clanton@shawllcms.com			(662) 629-1006	
No Response	Sierra Construction Group, LLC	Sylvester Harding	sylharding@sierragc.com	Orlando	FL	(407) 592-5044	
No Response	Site Pros Inc	Tyler French	tyler@siteprosinc.com	Oxford	FL	(352) 470-2873	
No Response	Site Solutions of Central Florida, Inc.	Tina Sopp	tina@sitesolutionscfl.com	Apopka	FL		
No Response	Site Worx Construction	Ethan Soucie	ethan@siteworxco.com	Belleview	FL	(352) 619-4747	
Won't bid	Sitecrafters	Sean Howell	sean.howell@sitecraftersfl.com	Tampa	FL	(813) 258-4696	
No Response	Siteworks of Southwest Florida	Rene Reyes	rene@siteworksfl.com	Myakka City	FL	(941) 526-7526	
No Response	SlipTech LLC.	dan strader	dan@sliptechllc.com	Eustis	FL	(352) 589-2028	
No Response	SMG Inc	Madeleine Gerrits	mgerrits.smg@gmail.com	Crystal River	FL	(352) 422-4972	
No Response	Smith Site Development South, LLC	Richard Lavoie	rlavoie@smithsitedev.com	Tavares	FL	(407) 844-6496	
No Response	Southern Group Paving	Mike Phillips	mike@southerngroup-paving.com			(407) 732-7458	
No Response	Statewide Services	Dalton Mullis	daltonmullis4@gmail.com	Lake Wales	FL	(863) 940-1193	
No Response	Steel Jaw Fabricators	Bishop & Buttrey	matt@bishopbuttrey.com	Orlando	FL	(833) 352-3455	
No Response	SUN ROAD, INC	Alfredo bacci	sunroadgc@gmail.com	Oviedo	FL	(407) 359-9367	
No Response	Sunline Inc.	Jimmy Bradley	jimmybradley@sunlineinc.com	Palm City	FL	(772) 221-8772	
No Response	Sunrise Hauling and Excavating Inc.	Brian Persaud	brian.sunrisehauling@gmail.com	Ocoee	FL	(407) 619-6131	
No Response	Swell Construction Group	Micah Turek	micah@swellconstruction.com		FL	(407) 971-0434	
No Response	Tanderen Company	Steve Renner	srenner@tanderen.com	Orlando	FL	(407) 470-7019	
No Response	TATE TRANSPORT CORP	Isabel Perez	estimating@tatetransport.com	FORT LAUDERDALE	FL	(954) 649-3605	
No Response	Terry Roberts Site Work, Inc	Rebecca Roberts	trsitework@earthlink.net	St. Cloud	FL	(407) 892-0807	
Won't bid	Terry Roberts Site Work, Inc.	Terry Roberts	tr@trsitework.net		FL		
No Response	The Briar Team	Billy Hackett	BHackett@BriarTeam.com	Sanford	FL	(407) 321-2773	NA
No Response	The Jones Company	Angela Jones	ajones.thejonescompany@gmail.com	Florida	FL	(954) 214-4812	
No Response	The Laney Company	ed laney	edlaney@laneyllc.com	normally does FC	FL	(904) 389-6752	
No Response	The Redland Company, Inc.	Stephen Leon	steve.leon@redlandcompany.com	Homestead	FL	(770) 486-9194	
No Response	Timothy Rose Construction	Zach Rose	zach@timothyrosecontracting.com	Vero Beach	FL	(772) 564-7800	

No Response	TKO Excavation	Tony Olier			FL	(407) 286-1420	
No Response	Tomoka Construction Services, Inc.	Kyle Hall	kyle@tomokaconstruction.com	Ormond Beach	FL	(386) 274-3120	
No Response	TONY'S CONSTRUCTION INC.	PADARATH LUTCHMAN	clint@tcon.us		FL	(407) 656-7121	
No Response	TOOTLE CONSTRUCTION, LLC.	LINDA Tootle	linda@tootleconstruction.com	Longwood	FL	(407) 227-6032	
No Response	TOTAL EARTH SERVICES	ROBERT RINKER	robert.rinker@totalearthservices.us	WILDWOOD	FL	(352) 415-4887	
No Response	Total Earth Services Llc	Eric Haskins	eric.haskins@totalearthservices.us	Wildwood	FL	(478) 304-1126	
No Response	TRIMBLE & SON ENTERPRISES INC	WILLIE Trimble	trimbleandson@yahoo.com	orlando	FL	(407) 218-2450	
No Response	Triple Crown Construction, LLC	Clint Lutchman	clint@triplecrownllc.us	Winter Garden	FL	(407) 466-0999	
No Response	TS Site Prep, Inc.	Dave Heller	dheller@tssiteprep.com			(813) 650-3097	
No Response	TSS CIVIL LLC	Sanjar Meah	estimating@tsscivil.com	Orlando	FL		
Won't bid	Tucker Paving, Inc.	Rick Allen	rick@tuckerpaving.com	Winter Haven	FL	(863) 299-2262	CN
No Response	Twin Trucking & Multi Services, LLC	Venderia Tart	gleamteam83@gmail.com	Orlando	FL	(407) 394-4435	
No Response	Uribe Site Development, Inc.	Carlos Uribe	uribesite@hotmail.com	Orlando	FL	(407) 908-9240	
No Response	Valencia Construction Group, Inc.	Vishaan Lutchman	info@valenciacc.us	WINTER GARDEN	FL	(407) 614-5870	
Won't bid	VE Florida	Joey Blasewitz	jblasewitz@veflorida.com		FL		
No Response	W and W.T. Elite Construction	Wiyanel Tarafa	wiyaneltarafa@gmail.com	Miami Gardens	FL	(305) 803-8496	
No Response	Wal-Rose, Inc	Joe Grzelka	joe@wal-rose.com	Sanford	FL	(407) 328-9999	
No Response	Watson Civil Construction, Inc.	Aaron Kean	estimating@watsoncivil.com	Saint Augustine	FL	(904) 297-1800	
No Response	WD Site Development	Nelson Duarte	wdestimating@yahoo.com	Saint Cloud	FL	(407) 810-3313	
No Response	Webster Site Development	Justin Webster	websterlandservices@gmail.com	Clermont	FL	(618) 581-1658	
No Response	West2west Construction, LLC	Brent Rossman	brent@west2westconst.com	Dunnellon	FL	(352) 208-1489	
No Response	White's Site Development Inc	Hunter Murphy	h.murphy@whitessite.com		FL		
No Response	WHITE'S SITE DEVELOPMENT, INC.	Evan Shelley	estimating@whites-site.com	Sanford	FL	(407) 302-1549	
No Response	WILLIAMS EARTHWORK, INC.	LATOYIA WILLIAMS	williamsearthworkinc@hotmail.com	Sanford	FL	(321) 262-4428	
No Response	WILLIAMS EARTHWORK, INC.	Latoyia Williams	williamsearthwork@gmail.com	Sanford	FL	(407) 915-6079	
No Response	WLW Construction	Rick Machnic	estimating@wlwconstruction.com	Sorrento	FL	(352) 383-7305	
No Response	Woodruff & Sons	Rick Hoffman	rickh@woodruffandsons.com	Bradenton	FL	(941) 756-1871	
No Response	WP Underground Utilities	Warren Patten	wpundergroundutilities@gmail.com	Palm Bay	FL	(321) 473-8317	
No Response	Young's Communication	Dale Hall	dhall@ycominc.com	Melbourne	FL	(321) 723-6025	
No Response	Zorrn Company	Wally Leavy	wleavy@zorrncompany.com	Ocala	FL	(352) 236-4550	

321813-C **Synthetic Turf** **18**

Standing	Company	Contact	Email	City	ST	Phone	Call
No Response	A&A Playground Services, Inc	Michael Engelson	info@aaplaygrounds.com	Sunrise	FL	(954) 748-6050	
No Response	Ace Surfaces		info@ace-surfaces.com	Altamonte Springs	FL	(407) 865-6279	
No Response	Advanced Recreational Concepts	Sally-Ann Ball	sball@arcflorida.com	Melbourne	FL	(407) 730-1572	
No Response	Astroturf				FL	(281) 485-2134	
No Response	Astroturf	Justin Lefler	jlefler@astroturf.com			(336) 238-9060	
No Response	Athletic Resources, Inc.	Steve Cunningham	steve@athleticresources.com	Naples	FL	(239) 793-8900	
No Response	Burbank Sport Nets	Josh Kubala	josh@burbanksportnets.com	Fernandina Beach	FL	(904) 321-0976	
Will bid	Delaturf	Ryan Church	ryan@delaturf.com			(407) 394-4890	CR
No Response	Enviroturf	Brooks and Jim	jbateman@enviroturfservices.com		FL	(601) 856-7400	
No Response	S.F. Grassing	H Green	sfgrassing@yahoo.com	Hobe Sound	FL	(772) 546-4191	
No Response	Southeastern Surfaces & Equipment	Tracie Ward	tward@sseteam.com	New Smyrna Beach	FL	(800) 644-8875	
No Response	southwest greens	Brett Fix	brettmfix@gmail.com	Miromar Lakes	FL	(239) 850-2935	
Will bid	Southwest Greens Of Florida COO	Jim Walton	jwalton@swgreens.com	Palm Beach Gardens	FL	(561) 694-1557	BR
No Response	Southwest Greens of Jacksonville	Aaron Eulenfeld	aaron@swgofjax.com		FL		
Will bid	SYNLawn Tampa & Orlando	David Sheffer	david.sheffer@synlawn.com	Bradenton	FL		BR
No Response	The Nidy Sports Construction Company	Jamie Beck	jamie@nidycompany.com	Sanford	FL	(407) 330-9466	
No Response	the Stripe Zone, Inc.	Donald Clark	don@thestripezone.com	Atlantic Beach	FL	(904) 334-2726	
No Response	TRIDENT SURFACING INC	Ronald Stevens	rons@tridentsurfacing.com	HIALEAH	FL	(305) 620-4220	

32200-C **Site Furniture** **17**

Standing	Company	Contact	Email	City	ST	Phone	Call
Will bid	Al Bosgraaf & Sons, Inc.	John Bosgraaf		Deltona	FL	(407) 402-8497	BR
No Response	Deluxe Systems, Inc. of Florida	mike rainbolt	jnash@deluxe-systems.com	Tampa	FL	(813) 269-0880	
No Response	FLORIDA PLAYSTRUCTURES AND WATER FEATURES, INC.	Estimating Team	peted@floridaplaustructures.com	Plant City	FL	(813) 704-4395	

Will bid	Forms+Surfaces	Mitch Zeller	mitch.zeller@forms-surfaces.com				BR
Will bid	GRABER MANUFACTURING INC	Larry Seiple	lseiple@madrax.com		WI		BR
No Response	Gulf Coast Sports	Ashley Henriquez	Bleachers@gulfcoastsportsfl.com	Crystal River	FL	(352) 257-3838	
No Response	Kompan	sasha warren	saswar@kompan.com		FL	(407) 880-4866	
No Response	Newton Seating Company Inc.	Michael Bates	m.bates@newton-fl.com	Jacksonville	FL	(904) 355-2080	
No Response	Playmore Recreational Products	Stoney Bates	stoneyb@playmoreonline.com	Fort Myers	FL	(239) 791-2400	
Won't bid	RCP Shelters, Inc.	Kyle Ritter	kyle@rcpshelters.com	Stuart	FL	(772) 288-3600	BR
No Response	Rep Services, Inc.	Jim Gibson	sales@repservices.com	Longwood	FL	(407) 831-9658	BR
No Response	Site Horizons, LLC	Leigh Giles	leighgiles@comcast.net	Winter Garden	FL	(407) 947-6318	
No Response	Southern Storage Systems, Inc	Mark Coursin	sstoragesystem-cc@cfl.rr.com	Sanford	FL	(407) 302-4405	
No Response	Swartz Associates, Inc.	Mike Landis	mike@parkplayusa.com	Naples	FL	(813) 949-2288	
No Response	The Nidy Sports Construction Company	Jamie Beck	jamie@nidycompany.com	Sanford	FL	(407) 330-9466	
No Response	True North Recreation	Rich Falkowski	rich.falkowski@miraclerec-equipment.com	Davenport	FL	(407) 883-8463	
No Response	YCOMMERCE INC	Yvonne Crowder	ycrowder@ycommerceinc.com	Kissimmee	FL	(269) 876-0730	

32310-C Fences and Gates — **25** — 1 / 23 / 1

Standing	Company	Contact	Email	City	ST	Phone	Call
No Response	Aabot Fence	Valerie Hamil	valerie@aabotfence.com		FL		
No Response	Aabot Fence, LLC	aabot aabot	gary@aabotfence.com	Orlando	FL	(407) 207-4401	
No Response	All-Rite Fence Services, Inc.	Toby Sambueno	toby@allritefence.com	Orlando	FL	(407) 295-7093	
No Response	AllPhases Fence and Pavers	Shane Miller	estimator@fenceandpavers.com	New Smyrna Beach	FL	(386) 423-9898	
No Response	American Eagle Fence, LLC	Jim Foster	jfoster@ameaglefence.com	Niceville	FL	(850) 502-8360	
No Response	Armstrong Fence Co.	Don Miller	dmiller@armstrong-fence.com	Jacksonville	FL	(904) 356-2333	
No Response	B&T Fencing	Glen Martello	glenmartello@bandtfencing.com	Tallahassee	FL	(850) 942-1003	
No Response	Better Fence & Tractor Services Inc	Chris Newman	betterfenceco@yahoo.com	DeLand	FL	(386) 873-2922	
No Response	Bullard Fence Inc	Lisa Bullard	lisa@bullardfence.com	Jacksonville	FL	(904) 781-2397	
No Response	Chapco Fence	JASON JUNNILA	chapcofence@aol.com	ST CLOUD	FL	(407) 892-6447	
No Response	Commercial Fence Contractors	Scott Savage	scott.savage@orlandosteel.com	Summerfield	FL	(352) 347-8775	
No Response	East Coast Fence	Coyce Moore	coyce@eastcoastfencefl.com	Cocoa	FL	(321) 504-3666	
Will bid	Florida Fence Products	Lee Nelson	lee@floridafenceproducts.com	Orlando	FL	(407) 425-4444	BR
No Response	Florida Wall Concepts	Matthew McCormick	mmccormick@flwallconcepts.com	Oviedo	FL	(407) 376-7087	
No Response	Hill's Fencing Inc.	Sheila Hill	bids@hillsfencing.com	Lake Helen	FL	(386) 228-0038	
No Response	KMG Fence, LLC	Karen Grimsley	kmg@kmgfence.com	Apopka	FL	(407) 654-7600	
No Response	Marlin Civil	Nikki TBD	nikki@marlincivil.com				
No Response	MDI Solutions	William Culpepper	estimating@mdifenceandrail.com	Deland	FL		
No Response	Mossy Oak Fence	chris lynch	clynch@mossyfence.com		FL	(888) 446-6779	
No Response	Ocala Fence LLC	Brandon Lower	brandon@ocalafence.com	ocala	FL	(352) 274-0823	
No Response	Secure Fence and Rail	Emily Kaai	emily@securefenceandrail.com			(321) 338-1289	
No Response	Smith Fence Company	Rob Luke	rluke@smithfence.com	Clearwater	FL	(407) 557-4001	
No Response	Sterling Enterprises, L.L.C.	Ryan Wilkins	ryan@sterlingenterprisesllc.com	Lake Helen	FL	(386) 747-9917	
Won't bid	Tropic Fence, Inc.	Steve Nespoli	tropicfence.bids@bellsouth.net	Pompano Beach	FL	(954) 978-1250	
No Response	USA Fence Company	Rich Gross	usafence@yahoo.com	Bradenton	FL	(941) 756-8727	

32320-C Retaining Walls — **6** — 4 / 2

Standing	Company	Contact	Email	City	ST	Phone	Call
Will bid	ACP Construction Products, Inc.	jeff oxley	joxley@acpfl.com		FL	(813) 973-4425	CN
No Response	Alliance Pavers Of Central Florida, LLC	Jeff Lane	jlane@alliancepavers.com	Saint Cloud	FL	(407) 456-7000	
No Response	Associated Construction Products, Inc	John Tucker	jtucker@acpfl.com	Lutz	FL	(813) 973-4425	
No Response	Florida Wall Concepts	Matthew McCormick	mmccormick@flwallconcepts.com	Oviedo	FL	(407) 376-7087	
Will bid	Hommes Masonry, Inc.	Mike Cornette	mcornette@tolteconstruction.com		FL		BR
No Response	TCL Construction Concepts, Inc.	Chad Lane	info@tclccs.com	Sanford	FL	(407) 466-7529	

323400 Fabricated Bridges — **2** — 1 / 1

Standing	Company	Contact	Email	City	ST	Phone	Call
No Response	Golf Coast Construction	Whitney Boger	whitneygcc@gmail.com	Lutz	FL	(813) 949-2625	
Will bid	TH Raven Marine	Ray Sewell	rsewell@ravensmarine.com			(407) 935-9799	CN

3 **72** **4**

Standing	Company	Contact	Email	City	ST	Phone	Call
No Response	A Cut Above Landscape & Irrigation	Damon Rockett	estimating@acalandscape.net	Loxahatchee	FL	(561) 795-1995	
No Response	Aristocuts Lawn & Garden Services, Inc.	Jeanette Aylor	chasaylor@aol.com	Orlando	FL	(407) 438-9300	
No Response	Austin Outdoor LLC	David Simmons	dsimmons@yellowstonelandscape.com	Bunnell	FL	(386) 437-6211	
No Response	Baha Enterprises, LLC	Jonathan Bahamonde	flparadiselandscaping@gmail.com	Oakland	FL	(407) 575-0203	
No Response	Big League Landscape	Barbara Ganz	barbara@bigleaguelandscape.com	Daytona Beach	FL	(386) 244-9098	
No Response	Big Tree Inc.	Kit Bock	kit@bigtreeinc.net	Fort Myers	FL	(239) 694-9700	
No Response	Big Value Garden Center	Tim Cone	bvgc1@aol.com	Daytona Beach	FL	(386) 252-2534	
No Response	Boggy Creek Tree Farm	Lisa Dougherty	lisa@boggycreektrees.com	Orlando	FL	(407) 386-6019	
Won't bid	Bold City Outdoors	Janice Carter	janiceboldcity@comcast.net	Green Cove Springs	FL	(904) 264-8171	
Undecided	Brightview Landscape Development	Austin Payne	austin.e.payne@brightview.com		FL		CN
Undecided	BrightView Landscape Development	Melissa Pelleymounter	melissa.pelleymounter@brightview.com		FL	(407) 290-6542	CN
No Response	Cherrylake Landscape Construction	Luis Juliao	luis.juliao@cherrylake.com	groveland	FL	(407) 866-7000	
No Response	CHERRYLAKE, INC.	Gary Williams	Gary@legacyscapes.com	Groveland	FL	(352) 429-2171	
No Response	City Beautiful Landscaping	Rusty Woodall	rusty@citybeautifullandscaping.com	Orlando	FL	(407) 381-1910	
No Response	Cornerstone Solutions Group	Eric Meister	emeister@cornerstonesolutionsgroup.com	Dade City, FL	FL	(866) 617-2235	
No Response	Creative Walls and Landscaping	Ian Blackmore	iblackmore@creativewallsandlandscaping.com	Tavares	FL	(352) 363-5821	
Will bid	Creative Walls and Landscaping	James Brown	jbrown@creativewallsandlandscaping.com		FL		BR
No Response	D3 ENVIROSCAPE, LLC	DONOVAN WILLIAMS	d3envviroscape@yahoo.com	ORLANDO	FL	(407) 952-6950	
No Response	Dobson's Woods & Water Inc.	Jake Coleman	jake@dobsonsww.com	Ocoee	FL	(407) 841-0030	
No Response	DOLPHIN IRRIGATION PLUS LLC	Justin Jackson	dolphinirrigationplus@gmail.com			(386) 445-0284	
No Response	Dora Landscaping Company	Michael Oyler	moyler@doralandscape.com	Apopka	FL	(407) 886-3103	
Undecided	DOWN TO EARTH	JC NOWOTNY	jc@down2earthinc.com	mt dora	FL	(352) 385-7227	LM
No Response	Dynamics Group Inc.	Mahendra Setaram	mahen@dgiflorida.com	Ocoee	FL	(407) 808-3607	
No Response	Earth Touch Lawn and Landscape, LLC	Nicholas (Nick) J Florio	nflorio1@earthtouchlawns.com	Oviedo	FL	(407) 971-0610	
No Response	ELLIOTT & COMPANY TURF AND LANDSCAPING SERVICES, INC.	PAMELA ELLIOTT	info@elliottandc.com	Winter Park	FL	(407) 568-6151	
No Response	FIFTH M LLC	JUAN Moya	moyajcc@yahoo.com	Winter Garden	FL	(407) 921-8607	
No Response	FINECUTS, INC	PRECIOUS Lockett	villa29_flowers@yahoo.com	Orlando	FL	(407) 403-9859	
No Response	Florida Gardens & Nursery	Donna McDaniel	donna.m@fgnlandscaping.com	Lutz	FL	(772) 634-9831	
No Response	Garth Schweizer & Associates	Garth Mahanna	ryan@gsl.net	Sanford	FL	(407) 321-2280	
No Response	Grandview Landscaping	Suzanne Shuffitt	Suzanne@grandviewinc.com	Ocala	FL	(352) 694-9247	
No Response	Greater Outdoors Lawn Care	Howard Schwartz	beth@golawns.com	Orlando	FL	(407) 438-1601	
No Response	Greenfeld & Yuager Landscaping	Robert Harding	greenfeld.yauger@gmail.com	orlando	FL	(407) 432-4982	
No Response	Groundwerks Inc.	Mervyn Chen	butch@gwerksonline.com	Orlando	FL	(407) 445-9375	
No Response	Harris Landscaping Services LLC	Jonathan Guerra	jonathan@harrislandscapingservices.com		FL	(407) 535-5774	
Will bid	HorizonWest Landscape Services	Lana Frederick	lana@horizonwestlandscape.com		FL		CN
No Response	Integrity First Landscaping	Allen Detwiler			FL	(407) 601-6955	
Won't bid	J B ENTERPRISES	JOHN SAWYER	JOHNSAWYERFL@GMAIL.COM	Palm Harbor	FL	(727) 781-8966	
No Response	Kross & Dekker Landscaping	Steve Kross	sjkross@aol.com	Vero Beach	FL	(772) 360-7132	
No Response	LA COSTA SOD, LLC	Maria Madrigal	lacostasod@hotmail.com	Astatula	FL	(407) 694-8910	
No Response	Lafleur Nurseries and Garden Center, LLC	Michelle Lafleur	lafleurnurseries@gmail.com	SANFORD	FL	(407) 956-8117	
Will bid	Lake Conway Landscaping of Orlando	Ryan Mahanna	ryan@lakeconwaylandscaping.com	Orlando	FL	(407) 730-3026	BR
No Response	Lake Jem Farms Holdco.	Michelle Garretson	mgarretson@ljfholdco.com	Tavares	FL	(352) 459-2159	
No Response	Landform of Central Florida, Inc.	MARK CRAPO	mark@landforminc.com	Orlando	FL	(407) 298-3036	
No Response	Landscape Design Group	Jamin Lee	estimator2@ldgi.us	Oviedo	FL	(407) 359-4332	
No Response	LAWNS BY JOHN LLC	JOHN BELL	lawnsbyjohn@aol.com	OVIEDO	FL	(407) 365-3861	
No Response	LR Lawn and Ornamental Pest Control, Inc.	Luis Ruiz	lrlawnandshrubs@gmail.com	APOPKA	FL	(321) 444-7690	
No Response	LSP Nursery	Jason Cally	jason@lsplandscaping.com		FL		
No Response	Luke Brothers Landscape Service	Tim Michels	timm@lukebrothers.com		FL		
No Response	Newberg Irrigation	Ronald Newberg	ron_newberg@irrigationnet.com	Saint Petersburg	FL	(727) 521-6620	
No Response	O'Donnell Landscape	Bret O'Donnell		Deland	FL	(386) 736-1059	
No Response	Ocala Landscape Management, Inc.	Lew Myhre	ocalalandscape@gmail.com	Ocala	FL	(352) 368-1881	
No Response	Orange Irrigation & Drainage	Jeff Smith	jeff@waterworksunlimited.com			(407) 470-4391	
No Response	OSCAR TREE SERVICES LLC	Adriana Gomez	oscartreeservices1@gmail.com	Goldenrod	FL	(407) 405-1123	
No Response	P & L Lawn Maintenance, Inc.	Lazaro Comas	pnl89@aol.com	Orlando	FL	(407) 273-9123	

No Response	Pent Landscape Inc.	Timothy Pent	timothy.pent@pentlandscape.com	Gotha	FL	(407) 299-3918	
No Response	Perma-Culture Inc.	Billy Williams	estimating@perma-cultureinc.com	Zephyrhills	FL	(813) 715-2068	
No Response	Precision Landscape Management, Incorporated	David Tuccio	preland@earthlink.net	Groveland	FL	(407) 876-8851	
No Response	Prince and Sons, Inc.	Estimating Dept	mil@princeandsonsinc.com	Haines City	FL	(863) 422-5207	
No Response	ProGreen Ground Services, LLC	Kendzia Green	progreengroundservices@gmail.com	Orlando	FL	(407) 459-3317	
No Response	R & R of Northeast Florida Inc.	Lisa Cogan	lisa@rrnefl.com	Jacksonville	FL	(904) 328-7333	
No Response	R&D Landscape	MELISSA BULLARD	rdlandscape@clearwire.net		FL	(904) 737-9733	
No Response	R. J. Landscape Contractors	Randy Squires	office@rjlandscapecontractors.com	Port Orange	FL	(386) 767-3008	
No Response	REED LANDSCAPING & LAWN CARE, INC.	JAY Reed Sr.	reedgroundwork@aol.com		FL	(407) 383-4848	
No Response	RGL Landscapes, LLC	richard geer	richardgtree1880@gmail.com	Geneva	FL	(321) 696-0031	
Will bid	Roots 1st	Austin Spivey	Austin@roots1st.com			(407) 256-5750	BR
Undecided	Ruppert Landscape	Bethany Roll	broll@ruppertcompanies.com		FL	(689) 710-5975	
No Response	Southern Landscaping & Irrigaton Systems, Inc.	Kenna Wright	kennawright@comcast.net	Groveland	FL	(352) 449-7033	
No Response	Stahlman - England	Mark Stahlman	mark@stahlman-england.com	Naples	FL	(239) 514-1200	
No Response	Sterling Silver Scape & Sod, Inc.	Alice Capehart	estimating@sterlingsilverlandscaping.com	Kissimmee	FL	(407) 846-3225	
No Response	Sun State Nursery & Landscaping, Inc.	Cathie Byers	cathy@sunstatenursery.com	Jacksonville	FL	(904) 260-0822	
No Response	Sunshine Landscapes	Barbra Dymond	Bdymond.sunshine@gmail.com			(352) 516-8908	
No Response	The Wolf Inc.	Andrew Wolf	andrew@wolfcleans.com	Orlando	FL	(407) 597-9653	
No Response	Tree Amigos	Shannon McKissock	smckissock@treeamigosoutdoor.com	Fleming Island	FL	(904) 778-1030	
No Response	Tri County Landscapes	Estimating Dept	bids@tcl.us	summerfield	FL	(352) 245-3915	
Won't bid	United Land Services	Scott Keller	skeller@unitedlandservices.com	Orlando	FL	(407) 948-7992	
No Response	Verdego	David Simmons	dsimmons@verdego.com	Bunnell	FL	(386) 437-3122	
No Response	Water Works Irrigation	Johnny Brock	waterworkslf@outlook.com	Lakeland	FL	(863) 581-9584	
No Response	West Orange Nurseries	Steve Pickens		Winter Garden	FL	(407) 877-2930	
No Response	Yardnique	James Ambuehl	james.ambuehl@yardnique.com			(352) 304-0550	

344000 **Transportation Signaling and Control Equipment** **9**

Standing	Company	Contact	Email	City	ST	Phone	Call
No Response	Alava International Inc	Rafael Texeira	rtexeira@alavainternational.com	Coral Gables	FL	(561) 713-6118	
No Response	Carter Electric Company - Daytona Beach	Garylyn Dover	gdover@carterelectric.com	Daytona Beach	FL	(386) 453-1695	
No Response	Central Florida Traffic Control	Nick Bonine	nick@centralfltraffic.com	Winter Haven	FL	(863) 662-3927	
No Response	Design Communications LTD	Dan Emrick	demrick@dclorlando.com	Orlando	FL	(407) 856-9661	
Will bid	Hubbard Construction Company	Jon Ritchey	jon.ritchey@hubbard.com	Winter Park	FL	(407) 623-3825	BR
Will bid	Traffic Control Devices, Inc.	Robert Rebert	r.rebert@tcd-usa.com	Altamonte Springs	FL	(407) 869-5300	CN
No Response	Traffic Engineering and Management, LLC (dba Control Specialists)	Tony Zirpoli	Tony@ControlSpecialists.com	Winter Park	FL	(407) 628-1965	
No Response	Tulipan Trucking, LLC	Aris Ramos	aris@tulipantk.com	Seffner	FL	(727) 241-4144	
No Response	Watson Civil Construction, Inc.	Aaron Kean	estimating@watsoncivil.com	Saint Augustine	FL	(904) 297-1800	

35310-C **Marine & Dock Work** **14**

Standing	Company	Contact	Email	City	ST	Phone	Call
No Response	Backwoods Bridges, LLC	Andrew Kuehl	andrew@backwoodsbridges.com	Freeport	FL	(850) 835-1304	
No Response	Coastal Tech Corp	Andres Condon	acondon@coastaltechcorp.com	Palm Bay	FL	(321) 751-1135	
No Response	Construct Co Inc.	MiCha Johnson	micha@constructco-inc.com	Orlando	FL	(407) 878-9713	
No Response	Construction Tech, Inc.	Scott Groomes	contech@bellsouth.net	West Palm Beach, FL	FL	(561) 882-9696	
Undecided	Country Boy Marine, Inc.	Michael Williams	mwilliams@countryboymarine.com	Altamonte Springs	FL	(407) 276-1249	CN
Will bid	Custom Built Marine Construction	Bob Begano	bob@custombuiltmarine.com	Port St Lucie	FL	(772) 333-2385	CN
No Response	Decks and Docks - Ft. Pierce	Sevean Hashas	shashas@decks-docs.com	Fort Pierce	FL	(772) 460-2323	
No Response	EHM Company	Michael Hanley	mhanley@ehmcompany.com	Pembroke Park	FL	(954) 981-0023	
No Response	EMC Divers, Inc.	Jeff Landers	jeff@emcdivers.com	Edgewater	FL	(386) 402-8756	
No Response	Kelly Brothers Inc.	Estimating Team	estimating@kellybros.net	Fort Myers	FL	(239) 482-7300	
No Response	la frontier builders	chad zachary	timberchad@aol.com	Oviedo	FL	(407) 359-1300	
No Response	Nature Bridges	Estimating Dept	estimating@naturebridges.com	Monticello	FL	(850) 997-8585	
Will bid	Q-ICE Builders	Peter fleck	pkfleck@aol.com	Winter Garden	FL	(407) 724-1550	BR
Will bid	W-ICE Builders	Andrew Wissmann	andrew@qicebuilders.com		FL		BR

Section 7

PERSONNEL CHART

COLLAGE

OVERALL TEAM

OVERALL PROJECT MANAGER

Jim Beusse #

Project Director

EXECUTIVE OVERSIGHT

Rob Maphis #

Project Executive

PRECONSTRUCTION TEAM

Ben Rives #

Director of Preconstruction

Ken Kiefer #

Park & Rec Estimator

Mark Newman #

Procurement Manager

CONSTRUCTION MANAGEMENT TEAM

Michelle Sapiro #

Project Manager

Rob Burns *

Project Superintendent

Steve Lipton *

Assistant Superintendent

Dawn Beske #

Project Coordinator

EXPANDED RESOURCES

Steve Pinyot #

EVP Preconstruction

SPECIALTY CONSULTANTS

ORACLE PRIMAVERA P6

Jim McComb

Project Scheduler

ONSITE SAFETY CREATING SAFE SOLUTIONS

OnSite Safety

Safety Consultant

 # - Denotes Location in Lake Mary Office

*** - Denotes Location on Site**

COLLAGE

Section 8

DOCUMENT LOG

COLLAGE

DOCUMENT LOG			
Sheet Number	Sheet Name	Revision No.	Date
	COVER (GMP Set includes Cty Comments through 8/1/25)	0	10/22/2025
C0.01	GENERAL NOTES	0	10/22/2025
C0.02	SWPPP NOTES	0	10/22/2025
C0.03	SWPPP DETAILS	0	10/22/2025
C0.04	CIVIL SHEET INDEX	0	10/22/2025
C1.1	TRAIL DEMO-SWPPP PLAN	0	10/22/2025
C1.2	TRAIL DEMO-SWPPP PLAN	0	10/22/2025
C1.3	TRAIL DEMO-SWPPP PLAN	0	10/22/2025
C1.4	TRAIL DEMO-SWPPP PLAN	0	10/22/2025
C1.5	TRAIL DEMO-SWPPP PLAN	0	10/22/2025
C1.6	TRAIL DEMO-SWPPP PLAN	0	10/22/2025
C1.7	TRAIL DEMO-SWPPP PLAN	0	10/22/2025
C1.8	TRAIL DEMO-SWPPP PLAN	0	10/22/2025
C1.9	TRAIL DEMO-SWPPP PLAN	0	10/22/2025
C1.10	TRAIL DEMO-SWPPP PLAN	0	10/22/2025
C1.11	TRAIL DEMO-SWPPP PLAN	0	10/22/2025
C1.12	TRAIL DEMO-SWPPP PLAN	0	10/22/2025
C1.14	TRAIL DEMO-SWPPP PLAN	0	10/22/2025
C1.15	TRAIL DEMO-SWPPP PLAN	0	10/22/2025
C1.16	TRAIL DEMO-SWPPP PLAN	0	10/22/2025
C1.17	TRAIL DEMO-SWPPP PLAN	0	10/22/2025
C1.18	TRAIL DEMO-SWPPP PLAN	0	10/22/2025
C1.19	TRAIL DEMO-SWPPP PLAN	0	10/22/2025
C2.1	TRAIL SITE PLAN	0	10/22/2025
C2.2	TRAIL SITE PLAN	0	10/22/2025
C2.3	TRAIL SITE PLAN	0	10/22/2025
C2.4	TRAIL SITE PLAN	0	10/22/2025
C2.5	TRAIL SITE PLAN	0	10/22/2025
C2.6	TRAIL SITE PLAN	0	10/22/2025
C2.7	TRAIL SITE PLAN	0	10/22/2025
C2.8	TRAIL SITE PLAN	0	10/22/2025
C2.9	TRAIL SITE PLAN	0	10/22/2025
C2.10	TRAIL SITE PLAN	0	10/22/2025
C2.11	TRAIL SITE PLAN	0	10/22/2025
C2.12	TRAIL SITE PLAN	0	10/22/2025
C2.14	TRAIL SITE PLAN	0	10/22/2025
C2.15	TRAIL SITE PLAN	0	10/22/2025
C2.16	TRAIL SITE PLAN	0	10/22/2025
C2.17	TRAIL SITE PLAN	0	10/22/2025
C2.18	TRAIL SITE PLAN	0	10/22/2025
C2.19	TRAIL SITE PLAN	0	10/22/2025
C3.1	TRAIL GRADING	0	10/22/2025
C3.2	TRAIL GRADING	0	10/22/2025
C3.3	TRAIL GRADING	0	10/22/2025
C3.4	TRAIL GRADING	0	10/22/2025
C3.5	TRAIL GRADING	0	10/22/2025
C3.6	TRAIL GRADING	0	10/22/2025
C3.7	TRAIL GRADING	0	10/22/2025
C3.8	TRAIL GRADING	0	10/22/2025
C3.9	TRAIL GRADING	0	10/22/2025
C3.10	TRAIL GRADING	0	10/22/2025
C3.11	TRAIL GRADING	0	10/22/2025
C3.12	TRAIL GRADING	0	10/22/2025
C3.14	TRAIL GRADING	0	10/22/2025
C3.15	TRAIL GRADING	0	10/22/2025
C3.16	TRAIL GRADING	0	10/22/2025
C3.17	TRAIL GRADING	0	10/22/2025
C3.18	TRAIL GRADING	0	10/22/2025
C3.19	TRAIL GRADING	0	10/22/2025
C3.20	POND SECTIONS	0	10/22/2025
C4.0	TRAIL CIVIL DETAILS	0	10/22/2025
C4.1	SUNSHINE WATER SERVICES DETAILS	0	10/22/2025
C4.2	SEMINOLE CTY DETAILS	0	10/22/2025
C4.3	SEMINOLE CTY DETAILS	0	10/22/2025
C5.1	UTILITY PLAN	0	10/22/2025
C5.2	UTILITY PLAN	0	10/22/2025
GN.01	GENERAL NOTES	0	10/22/2025
GN.02	GENERAL NOTES	0	10/22/2025
HS0.1	FINISH SCHEDULE	0	10/22/2025
HS1.1	TRAIL HARDSCAPE PLAN	0	10/22/2025
HS1.2	TRAIL HARDSCAPE PLAN	0	10/22/2025
HS1.3	TRAIL HARDSCAPE PLAN	0	10/22/2025
HS2.1	TRAIL HARDSCAPE DETAILS	0	10/22/2025
HS2.2	TRAIL HARDSCAPE DETAILS	0	10/22/2025
LA1.1	TRAIL LANDSCAPE PLAN	0	10/22/2025
LA1.2	TRAIL LANDSCAPE PLAN	0	10/22/2025
LA1.3	TRAIL LANDSCAPE PLAN	0	10/22/2025
LA1.4	TRAIL LANDSCAPE PLAN	0	10/22/2025
LA1.5	TRAIL LANDSCAPE PLAN	0	10/22/2025
LA1.6	TRAIL LANDSCAPE PLAN	0	10/22/2025
LA1.7	TRAIL LANDSCAPE PLAN	0	10/22/2025
LA1.8	TRAIL LANDSCAPE PLAN	0	10/22/2025
LA1.9	TRAIL LANDSCAPE PLAN	0	10/22/2025
LA1.10	TRAIL LANDSCAPE PLAN	0	10/22/2025
LA1.11	TRAIL LANDSCAPE PLAN	0	10/22/2025
LA1.12	TRAIL LANDSCAPE PLAN	0	10/22/2025

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LA1.13	TRAIL LANDSCAPE PLAN	0	10/22/2025
LA1.14	TRAIL LANDSCAPE PLAN	0	10/22/2025
LA1.15	TRAIL LANDSCAPE PLAN	0	10/22/2025
LA1.16	TRAIL LANDSCAPE PLAN	0	10/22/2025
LA1.17	TRAIL LANDSCAPE PLAN	0	10/22/2025
LA1.18	TRAIL LANDSCAPE PLAN	0	10/22/2025
LA1.19	TRAIL LANDSCAPE PLAN	0	10/22/2025
LA1.20	TRAIL LANDSCAPE PLAN	0	10/22/2025
LI3.0	IRRIGATION OVERALL PLAN	0	10/22/2025
LI3.1	IRRIGATION PLAN	0	10/22/2025
LI3.2	IRRIGATION PLAN	0	10/22/2025
LI3.3	IRRIGATION PLAN	0	10/22/2025
LI3.4	IRRIGATION PLAN	0	10/22/2025
LI3.5	IRRIGATION PLAN	0	10/22/2025
LI3.6	IRRIGATION PLAN	0	10/22/2025
LI3.7	IRRIGATION PLAN	0	10/22/2025
LI4.0	IRRIGATION SCHEDULE & NOTES	0	10/22/2025
LI4.1	IRRIGATION SCHEDULE	0	10/22/2025
LI4.2	IRRIGATION DETAILS	0	10/22/2025
LI4.3	IRRIGATION DETAILS	0	10/22/2025
LI4.4	IRRIGATION 2-WIRE DETAILS	0	10/22/2025
LI4.5	IRRIGATION PUMP DETAILS	0	10/22/2025
	COVER (GMP Alt A Set 5/30/2025 Issued for Const Docs)	0	5/30/2025
GN.01a	GENERAL NOTES	0	5/30/2025
HS0.1a	FINISH SCHEDULE	0	5/30/2025
HS1.1a	HARDSCAPE PLAN	0	5/30/2025
HS1.2a	HARDSCAPE ENLARGEME	0	5/30/2025
HS2.1a	HARDSCAPE DETAILS ET NUMBER	0	5/30/2025
HS2.2a	HARDSCAPE DETAILS	0	5/30/2025
LA1.1a	LANDSCAPE PLAN	0	5/30/2025
LA1.2a	LANDSCAPE ENLARGE	0	5/30/2025
LA2.0a	LANDSCAPE SCHEDULE & DETA	0	5/30/2025
LI3.1D	IRRIGATION PLAN	0	5/30/2025
LI4.0	IRRIGATION SCHEDULE & NOTES	0	5/30/2025
LI4.1	IRRIGATION SCHEDULE	0	5/30/2025
LI4.2	IRRIGATION DETAILS	0	5/30/2025
LI4.3	IRRIGATION DETAILS	0	5/30/2025
LI4.4	IRRIGATION 2-WIRE DETAILS	0	5/30/2025
	COVER (GMP Alt B Set 5/30/2025 Issued for Const Docs)	0	5/30/2025
GN.01b	GENERAL NOTES	0	5/30/2025
HS1.1b	HARDSCAPE PLAN	0	5/30/2025
LA1.1b	LANDSCAPE PLAN	0	5/30/2025
LA2.0b	ANDSCAPE SCHEDULE & DETAI	0	5/30/2025
LI3.3	IRRIGATION PLAN	0	5/30/2025
LI4.0	IRRIGATION SCHEDULE & NOTES	0	5/30/2025
LI4.1	IRRIGATION SCHEDULES	0	5/30/2025
LI4.2	IRRIGATION DETAILS	0	5/30/2025
LI4.3	IRRIGATION DETAILS	0	5/30/2025
LI4.4	IRRIGATION 2-WIRE DETAILS	0	5/30/2025
	COVER (GMP Alt C Set 5/30/2025 Issued for Const Docs)	0	5/30/2025
GN.01c	GENERAL NOTES	0	5/30/2025
HS1.1c	HARDSCAPE PLAN	0	5/30/2025
HS2.1c	HARDSCAPE DETAIL	0	5/30/2025
LA1.1c	LANDSCAPE PLAN	0	5/30/2025
G001	GENERAL INFORMATION AN DRAWING INDEX	0	5/30/2025
G002	ADA AND CLEARA	0	5/30/2025
A002M	WALL TYPES / DET	0	5/30/2025
A101M	MAINTENANCE BL FLOOR PLAN	0	5/30/2025
A102M	MAINTENANCE BL -ROOF PLAN & RC	0	5/30/2025
A201M	MAINTENANCE BL EXTERIOR ELEVATIONS	0	5/30/2025
A301M	MAINTENANCE BL BLDG SECTIONS	0	5/30/2025
A321M	MAINTENANCE BL WALL SECTIONS	0	5/30/2025
A322M	MAINTENANCE BL WALL SECTIONS A DETAILS	0	5/30/2025
A324	TYP COLUMN SEC & DETAILS	0	5/30/2025
A601M	MAINTENANCE BL OPENING SCHEDU & DETAILS	0	5/30/2025
S001	STRUCTURAL GENERAL NOTES	0	5/30/2025
S002	STRUCTURAL GENERAL NOTES CONTINUED	0	5/30/2025
S101M	MAINTENANCE BL FOUNDATION PLA	0	5/30/2025
S301	TYPICAL FOUNDA DETAILS	0	5/30/2025
S302	TYPICAL FOUNDA DETAILS	0	5/30/2025
S310	FOUNDATION DET	0	5/30/2025
S501	STEEL FRAMING DETAILS	0	5/30/2025
S601	TYPICAL MASONR DETAILS	0	5/30/2025
E000P	LEGEND -ELECTRICAL	0	5/30/2025
E001M	SCHEDULES -ELECTRICAL	0	5/30/2025
E101M	ENLARGED SITE PLAN -ELECTRICAL	0	5/30/2025
E201M	MAINTENANCE BLDG FLOOR PLANS -	0	5/30/2025
E501M	RISER DIAGRAM -ELECTRICAL	0	5/30/2025
E901M	DETAILS -ELECTRICAL	0	5/30/2025
E902M	DETAILS -ELECTRICAL	0	5/30/2025
M000M	LEGEND -HVAC	0	5/30/2025
M201M	MAINTENANCE BLDG FLOOR PLANS -HVAC	0	5/30/2025
M801M	SCHEDULES -HVAC	0	5/30/2025
M901M	DETAILS -HVAC	0	5/30/2025
M902M	DETAILS-HVAC	0	5/30/2025
P000M	LEGEND -PLUMBING	0	5/30/2025

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P201M	MAINT. BLDG FLOOR PLANS -PLUMBING	0	5/30/2025
P501M	RISER DIAGRAMS -PLUMBING	0	5/30/2025
P901M	DETAILS -PLUMBING	0	5/30/2025
	COVER (GMP Alt D Set 5/30/2025 Issued for Const Docs)	0	5/30/2025
GN.01d	GENERAL NOTES	0	5/30/2025
HS0.1d	FINISH SCHEDULE	0	5/30/2025
HS1.2d	HARDSCAPE PLAN	0	5/30/2025
HS2.1d	HARDSCAPE DETAILS	0	5/30/2025
HS2.2d	HARDSCAPE DETAILS	0	5/30/2025
HS2.3d	HARDSCAPE DETAIL	0	5/30/2025
LA1.5d	LANDSCAPE PLAN	0	5/30/2025
LA2.0d	LANDSCAPE SCHEDULE & DETAILS	0	5/30/2025
LI3.5	IRRIGATION PLAN	0	5/30/2025
LI4.0	IRRIGATION SCHEDULE & NOTES	0	5/30/2025
LI4.1	IRRIGATION SCHEDULES	0	5/30/2025
LI4.2	IRRIGATION DETAILS	0	5/30/2025
LI4.3	IRRIGATION DETAILS	0	5/30/2025
LI4.4	IRRIGATION 2-WIRE DETAILS	0	5/30/2025
	COVER (GMP Alt E Set 5/30/2025 Issued for Const Docs)	0	5/30/2025
GN.01e	GENERAL NOTES	0	5/30/2025
HS0.1e	FINISH SCHEDULE	0	5/30/2025
HS1.1e	HARDSCAPE PLAN	0	5/30/2025
HS1.2e	HARDSCAPE PLAN	0	5/30/2025
HS2.1e	HARDSCAPE DETAIL	0	5/30/2025
LA1.1e	LANDSCAPE PLAN	0	5/30/2025
LA1.2e	LANDSCAPE PLAN & SCHEDULE	0	5/30/2025
1	COVER (GMP Roadways Ph 1 Contract Plans)	0	6/24/2025
2	SIGNATURE SHEET	0	6/24/2025
3	SIGNATURE SHEET	0	6/24/2025
5	DRAINAGE MAP	0	6/24/2025
9	SUMMARY OF DRAINAGE STRUCTURES	0	6/24/2025
10	SUMMARY OF DRAINAGE STRUCTURES	0	6/24/2025
16	TYPICAL SECTIONS	0	6/24/2025
17	TYPICAL SECTIONS	0	6/24/2025
18	TYPICAL SECTIONS	0	6/24/2025
19	TYPICAL SECTIONS	0	6/24/2025
28	TYPICAL SECTIONS	0	6/24/2025
30	TYPICAL SECTIONS DETAILS	0	6/24/2025
32	PROJECT LAYOUT	0	6/24/2025
35	PROJECT CONTROL	0	6/24/2025
36	PROJECT CONTROL	0	6/24/2025
37	PROJECT CONTROL	0	6/24/2025
38	PROJECT CONTROL	0	6/24/2025
43	CONTROL MAP	0	6/24/2025
46	BENCHMARKS 9-12	0	6/24/2025
47	BENCHMARKS 13-16	0	6/24/2025
48	BENCHMARKS 17-20	0	6/24/2025
53	GENERAL NOTES	0	6/24/2025
54	GENERAL NOTES	0	6/24/2025
62	PLAN-PROFILE SHEET (8)	0	6/24/2025
63	PLAN SHEET (9)	0	6/24/2025
64	PROFILE SHEET (9)	0	6/24/2025
65	PLAN-PROFILE SHEET (10)	0	6/24/2025
66	PLAN-PROFILE SHEET (11)	0	6/24/2025
67	PLAN-PROFILE SHEET (12)	0	6/24/2025
68	PLAN-PROFILE SHEET (13)	0	6/24/2025
88	INTERSECTION DETAIL (2) NORTH ST/VIRGINIA AVE	0	6/24/2025
89	INTERSECTION DETAIL (2) NORTH ST/VIRGINIA AVE	0	6/24/2025
90	INTERSECTION DETAIL (2) NORTH ST/VIRGINIA AVE	0	6/24/2025
91	INTERSECTION DETAIL (2) NORTH ST/VIRGINIA AVE	0	6/24/2025
92	INTERSECTION DETAIL (2) NORTH ST/VIRGINIA AVE	0	6/24/2025
93	INTERSECTION DETAIL (2) NORTH ST/VIRGINIA AVE	0	6/24/2025
99	SPECIAL DETAILS	0	6/24/2025
100	SPECIAL DETAILS	0	6/24/2025
101	SPECIAL DETAILS	0	6/24/2025
102	DRAINAGE STRUCTURES	0	6/24/2025
103	DRAINAGE STRUCTURES	0	6/24/2025
104	DRAINAGE STRUCTURES	0	6/24/2025
105	DRAINAGE STRUCTURES	0	6/24/2025
120	DRAINAGE STRUCTURES	0	6/24/2025
121	DRAINAGE STRUCTURES	0	6/24/2025
122	DRAINAGE STRUCTURES	0	6/24/2025
123	DRAINAGE STRUCTURES	0	6/24/2025
124	DRAINAGE STRUCTURES	0	6/24/2025
125	DRAINAGE STRUCTURES	0	6/24/2025
133	POND DETAILS	0	6/24/2025
134	POND TYPLICAL SECTION	0	6/24/2025
144	POND CROSS SECTIONS SHEETS DUCK POND	0	6/24/2025
145	POND CROSS SECTIONS SHEETS DUCK POND	0	6/24/2025
146	POND CROSS SECTIONS SHEETS DUCK POND	0	6/24/2025
147	POND CROSS SECTIONS SHEETS DUCK POND	0	6/24/2025
148	POND CROSS SECTIONS SHEETS DUCK POND	0	6/24/2025
149	POND CROSS SECTIONS SHEETS DUCK POND	0	6/24/2025
150	POND CROSS SECTIONS SHEETS DUCK POND	0	6/24/2025
154	ROADWAY SOIL SURVEY	0	6/24/2025
193	CROSS SECTIONS	0	6/24/2025

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194	CROSS SECTIONS	0	6/24/2025
195	CROSS SECTIONS	0	6/24/2025
196	CROSS SECTIONS	0	6/24/2025
197	CROSS SECTIONS	0	6/24/2025
198	CROSS SECTIONS	0	6/24/2025
199	CROSS SECTIONS	0	6/24/2025
200	CROSS SECTIONS	0	6/24/2025
201	CROSS SECTIONS	0	6/24/2025
202	CROSS SECTIONS	0	6/24/2025
203	CROSS SECTIONS	0	6/24/2025
204	CROSS SECTIONS	0	6/24/2025
205	CROSS SECTIONS	0	6/24/2025
206	CROSS SECTIONS	0	6/24/2025
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214	CROSS SECTIONS	0	6/24/2025
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218	CROSS SECTIONS	0	6/24/2025
219	CROSS SECTIONS	0	6/24/2025
220	CROSS SECTIONS	0	6/24/2025
221	CROSS SECTIONS	0	6/24/2025
222	CROSS SECTIONS	0	6/24/2025
223	CROSS SECTIONS	0	6/24/2025
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226	CROSS SECTIONS	0	6/24/2025
227	CROSS SECTIONS	0	6/24/2025
228	CROSS SECTIONS	0	6/24/2025
229	CROSS SECTIONS	0	6/24/2025
230	CROSS SECTIONS	0	6/24/2025
231	CROSS SECTIONS	0	6/24/2025
232	CROSS SECTIONS	0	6/24/2025
233	CROSS SECTIONS	0	6/24/2025
234	CROSS SECTIONS	0	6/24/2025
235	CROSS SECTIONS	0	6/24/2025
286	STORMWATER POLLUTION PREVENTION PLAN (1)	0	6/24/2025
287	STORMWATER POLLUTION PREVENTION PLAN (2)	0	6/24/2025
288	STORMWATER POLLUTION PREVENTION PLAN (3)	0	6/24/2025
289	SUMMARY OF QUANTITIES	0	6/24/2025
290	SUMMARY OF QUANTITIES	0	6/24/2025
291	SUMMARY OF QUANTITIES	0	6/24/2025
292	SUMMARY OF QUANTITIES	0	6/24/2025
293	SUMMARY OF QUANTITIES	0	6/24/2025
294	SUMMARY OF QUANTITIES	0	6/24/2025
295	SUMMARY OF QUANTITIES	0	6/24/2025
296	SUMMARY OF QUANTITIES	0	6/24/2025
297	SUMMARY OF QUANTITIES	0	6/24/2025
298	SUMMARY OF QUANTITIES	0	6/24/2025
299	SUMMARY OF QUANTITIES	0	6/24/2025
300	SUMMARY OF QUANTITIES	0	6/24/2025
301	SUMMARY OF QUANTITIES	0	6/24/2025
302	SUMMARY OF QUANTITIES	0	6/24/2025
303	SUMMARY OF QUANTITIES	0	6/24/2025
304	SUMMARY OF QUANTITIES	0	6/24/2025
305	TEMPORARY TRAFFIC CONTROL GENERAL NOTES	0	6/24/2025
306	TEMPORARY TRAFFIC CONTROL GENERAL NOTES	0	6/24/2025
312	TEMPORARY TRAFFIC CONTROL TYPICAL SECTIONS	0	6/24/2025
313	TEMPORARY TRAFFIC CONTROL TYPICAL SECTIONS	0	6/24/2025
314	TEMPORARY TRAFFIC CONTROL TYPICAL SECTIONS	0	6/24/2025
315	TEMPORARY TRAFFIC CONTROL TYPICAL SECTIONS	0	6/24/2025
316	TEMPORARY TRAFFIC CONTROL TYPICAL SECTIONS	0	6/24/2025
329	PHASE 2 STAGE 2 NORTH STREET DETOUR (1)	0	6/24/2025
330	PHASE 2 STAGE 3 NORTH STREET DETOUR (2)	0	6/24/2025
331	PHASE 2 STAGE 4 NORTH STREET DETOUR (3)	0	6/24/2025
351	NORTH STREET PHASE 2 STAGE 1	0	6/24/2025
352	NORTH STREET PHASE 2 STAGE 2	0	6/24/2025
353	NORTH STREET PHASE 2 STAGE 3	0	6/24/2025
354	NORTH STREET PHASE 2 STAGE 4	0	6/24/2025
U-7	UTILITY ADJUSTMENT	0	6/24/2025
U-8	UTILITY ADJUSTMENT	0	6/24/2025
U-9	UTILITY ADJUSTMENT	0	6/24/2025
U-10	UTILITY ADJUSTMENT	0	6/24/2025
U-11	UTILITY ADJUSTMENT	0	6/24/2025
U-12	UTILITY ADJUSTMENT	0	6/24/2025
S-1	COVER-SIGNING AND PAVEMENT MARKING PLANS	0	6/24/2025
S-2	TABULATION OF QUANTITIES	0	6/24/2025
S-3	TABULATION OF QUANTITIES	0	6/24/2025
S-4	TABULATION OF QUANTITIES	0	6/24/2025
S-5	TABULATION OF QUANTITIES	0	6/24/2025

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S-6	GENERAL NOTES	0	6/24/2025
S-7	SIGNING AND PAVEMENT MARKING PLANS RAYMOND AVE (1)	0	6/24/2025
S-14	SIGNING AND PAVEMENT MARKING PLANS NORTH ST (8)	0	6/24/2025
S-15	SIGNING AND PAVEMENT MARKING PLANS NORTH ST (9)	0	6/24/2025
S-16	SIGNING AND PAVEMENT MARKING PLANS NORTH ST (10)	0	6/24/2025
S-17	SIGNING AND PAVEMENT MARKING PLANS NORTH ST (11)	0	6/24/2025
S-18	SIGNING AND PAVEMENT MARKING PLANS NORTH ST (12)	0	6/24/2025
S-19	SIGNING AND PAVEMENT MARKING PLANS PALM SPGS DR (13)	0	6/24/2025
S-31	GUIDE SIGN WORKSHEET	0	6/24/2025
S-32	GUIDE SIGN WORKSHEET	0	6/24/2025
S-33	GUIDE SIGN WORKSHEET	0	6/24/2025
LD-1	COVER-LANDSCAPE PLANS	0	6/24/2025
LD-2	LANDSCAPE NOTES	0	6/24/2025
LD-3	TABULATION OF QUANTITIES & PLANT SCHEDULE	0	6/24/2025
LD-4		0	6/24/2025
LD-5	TREE DISPOSITION SHEET	0	6/24/2025
LD-10	LANDSCAPE PLAN NORTH STREET (1)	0	6/24/2025
LD-11	LANDSCAPE PLAN NORTH STREET (2)	0	6/24/2025
LD-12	LANDSCAPE PLAN NORTH STREET (3)	0	6/24/2025
LD-15	LANDSCAPE DETAILS	0	6/24/2025
LD-16	LANDSCAPE DETAILS	0	6/24/2025
LD-17	LANDSCAPE DETAILS	0	6/24/2025
LD-21	HARDSCAPE PLAN NORTH STREET (1)	0	6/24/2025
LD-22	HARDSCAPE PLAN NORTH STREET (2)	0	6/24/2025
LD-23	HARDSCAPE PLAN NORTH STREET (3)	0	6/24/2025
LD-24	HARDSCAPE PLAN NORTH STREET (4)	0	6/24/2025
LD-33	IRRIGATION PLAN NORTH STREET (1)	0	6/24/2025
LD-34	IRRIGATION PLAN NORTH STREET (2)	0	6/24/2025
LD-35	IRRIGATION PLAN NORTH STREET (3)	0	6/24/2025
LD-38	IRRIGATION NOTES & SCHEDULE	0	6/24/2025
LD-39	IRRIGATION SCHEDULE	0	6/24/2025
LD-40	IRRIGATION SCHEDULE	0	6/24/2025
LD-41	IRRIGATION DETAILS	0	6/24/2025
LD-42	IRRIGATION DETAILS	0	6/24/2025
LD-43	IRRIGATION DETAILS	0	6/24/2025
1	COVER (GMP Rev01 SnS)	1	7/25/2025
10A	SUMMARY OF DRAINAGE STRUCTURES NORTH STREET	1	7/25/2025
3A	SIGNATURE SHEET	1	7/25/2025
304A	SUMMARY OF QUANTITIES NORTH STREET ONLY	1	7/25/2025
304B	SUMMARY OF QUANTITIES NORTH STREET ONLY	1	7/25/2025
304C	SUMMARY OF QUANTITIES NORTH STREET ONLY	1	7/25/2025
304D	SUMMARY OF QUANTITIES NORTH STREET ONLY	1	7/25/2025
304E	SUMMARY OF QUANTITIES NORTH STREET ONLY	1	7/25/2025
304F	SUMMARY OF QUANTITIES NORTH STREET ONLY	1	7/25/2025
304G	SUMMARY OF QUANTITIES NORTH STREET ONLY	1	7/25/2025
304H	SUMMARY OF QUANTITIES NORTH STREET ONLY	1	7/25/2025
304I	SUMMARY OF QUANTITIES NORTH STREET ONLY	1	7/25/2025
304J	SUMMARY OF QUANTITIES NORTH STREET ONLY	1	7/25/2025
304K	SUMMARY OF QUANTITIES NORTH STREET ONLY	1	7/25/2025
304L	SUMMARY OF QUANTITIES NORTH STREET ONLY	1	7/25/2025
304M	SUMMARY OF QUANTITIES NORTH STREET ONLY	1	7/25/2025
304N	SUMMARY OF QUANTITIES NORTH STREET ONLY	1	7/25/2025
S-1	COVER-SIGNING AND PAVEMENT MARKING PLANS	1	7/25/2025
S-5A	TABULATION OF QUANTITIES NORTH STREET ONLY	1	7/25/2025
S-5B	TABULATION OF QUANTITIES NORTH STREET ONLY	1	7/25/2025
T-1	COVER-SIGNALIZATION PLANS	1	7/25/2025
T-2A	TABULATION OF QUANTITIES NORTH STREET ONLY	1	7/25/2025
LD-1	COVER-LANDSCAPE PLANS	1	7/16/2025
LD-3A	TABULATION OF QUANTITIES & PLANT SCHEDULE (NORTH STREET)	1	7/25/2025
LD-4	PROJECT LAYOUT	1	7/25/2025
LD-5	TREE DISPOSITION SHEET	1	7/25/2025
LD-38	IRRIGATION NOTES & SCHEDULE	1	7/25/2025
LD-39A	IRRIGATION SCHEDULE	1	7/25/2025
LD-40	IRRIGATION SCHEDULE	1	7/25/2025
U-1	SEMINOLE CTY UTILITY ADJUSTMENTS KEY SHEET	0	9/24/2025
U-2	SEMINOLE CTY UTILITY ADJUSTMENTS SIGNATURE SHEET	0	9/24/2025
U-3	SEMINOLE CTY UTILITY ADJUSTMENTS SUMMARY OF PAY ITEMS	0	9/24/2025
U-4	SEMINOLE CTY UTILITY ADJUSTMENTS GENERAL NOTES	0	9/24/2025
U-5	RAYMOND AVE.SEMINOLE CTY UTILITY ADJUSTMENTS PLAN AND PROFILE	0	9/24/2025
U-6	SEMINOLE CTY UTILITY ADJUSTMENTS PLAN AND PROFILE RAYMOND AVE.	0	9/24/2025
U-7	RAYMOND AVE.SEMINOLE CTY UTILITY ADJUSTMENTS PLAN AND PROFILE	0	9/24/2025
U-8	SEMINOLE CTY UTILITY ADJUSTMENTS PLAN AND PROFILE STANLEY ST.	0	9/24/2025
U-9	NORTH ST.SEMINOLE CTY UTILITY ADJUSTMENTS PLAN AND PROFILE	0	9/24/2025
U-10	NORTH ST.SEMINOLE CTY UTILITY ADJUSTMENTS PLAN AND PROFILE	0	9/24/2025
U-11	NORTH ST.SEMINOLE CTY UTILITY ADJUSTMENTS PLAN AND PROFILE	0	9/24/2025
U-12	NORTH ST.SEMINOLE CTY UTILITY ADJUSTMENTS PLAN AND PROFILE	0	9/24/2025
U-13	NORTH ST.SEMINOLE CTY UTILITY ADJUSTMENTS PLAN AND PROFILE	0	9/24/2025
U-14	SEMINOLE CTY UTILITY ADJUSTMENTS PLAN & PROFILE NELSON AVE TO NORTH ST.	0	9/24/2025
U-15	SEMINOLE CTY UTILITY ADJUSTMENTS PLAN AND PROFILE REDBIRD LN.	0	9/24/2025
U-16	SEMINOLE CTY UTILITY ADJUSTMENTS INTERCONNECT DETAILS	0	9/24/2025
U-17	SEMINOLE CTY UTILITY ADJUSTMENTS UTILITY DETAILS	0	9/24/2025
U-18	SEMINOLE CTY UTILITY ADJUSTMENTS UTILITY DETAILS	0	9/24/2025
U-19	SEMINOLE CTY UTILITY ADJUSTMENTS UTILITY DETAILS	0	9/24/2025
	ROLLING HILLS PARK-TRAIL-PH 1 PROJECT MANUAL/SPECIFICATION		7/12/2024
	FDOT STANDARD SPECIFICATIONS ROAD & BRIDGE CONSTRUCTION JAN. 2022		1/1/2022
	TECHNICAL SPECIAL PROVISION FOR UTILITY RELOCATIONS		3/10/2025