

AGREEMENT

THIS AGREEMENT is dated as of the 28 day of August in the year 2018 by and between CITY OF POMPANO BEACH, FLORIDA (hereinafter called OWNER) and Paragon Construction Unlimited, Inc. (hereinafter called CONTRACTOR).

OWNER and CONTRACTOR, in consideration of the mutual covenants hereinafter set forth, agree as follows:

Article 1. WORK

The project consist of the furnishing of all labor, equipment and materials for: Demolition Services for the Elks Lodge

The Project for which the Work under the Contract Documents may be the whole or only a part is generally described as follows: T-40-18 Demolition Services for Elks Lodge and Old Pompano Beach Library.

Article 2. ENGINEER

The Project has been designed by _____ who is hereinafter called ENGINEER and who is to act as OWNER'S representative, assume all duties and responsibilities and have the rights and authority assigned to ENGINEER in the Contract Documents in connection with completion of the Work in accordance with the Contract Documents.

Article 3. CONTRACT TIME

The Work will be substantially completed, after demolition permits are issued, within 60 days from the date the Contract Time commences to run as provided in the EXHIBIT "B" GENERAL CONDITIONS, and completed and ready for final payment in accordance with the EXHIBIT "B" GENERAL CONDITIONS within 90 days from the date the Contract Time commences to run.

Article 4. LIQUIDATED DAMAGES

OWNER and CONTRACTOR recognize that time is of the essence of the Agreement and that OWNER will suffer financial loss if the Work is not completed within the times specified in Article 3, above, plus any extensions thereof allowed in accordance with the EXHIBIT "B" GENERAL CONDITIONS. They also recognize the delays, expense and difficulties involved in the proving in a legal or arbitration proceeding the actual loss suffered by OWNER if the Work is not completed on time. Accordingly, instead of requiring any such proof, OWNER and CONTRACTOR agree that as liquidated damages for delay (but not as a penalty) CONTRACTOR shall pay OWNER two hundred and 00/100 dollars (\$200.00) for each day that expires after the time specified in Article 3 for Substantial Completion, plus any monies paid by the OWNER to the ENGINEER for additional engineering and inspection services until the Work is substantially complete. After Substantial Completion if CONTRACTOR shall neglect, refuse or fail to complete the remaining Work within the Contract Time or any proper extension thereof granted

by OWNER, CONTRACTOR shall pay the OWNER one hundred and 00/100 (\$100.00) for each day that expires after the time specified in Article 3 for completion of Work and readiness for final payment, plus any monies paid by the OWNER to the ENGINEER for additional engineering and inspection services.

Article 5. CONTRACT PRICE

OWNER shall pay CONTRACTOR for completion of the Work in accordance with the Contract Documents in current funds as follows:

Demolition and Disposal of the Elks Lodge Building for the bid amount of one hundred and seventy five thousand four hundred and ninety five dollars (\$175,495.00).

Article 6. PAYMENT PROCEDURES

6.1 CONTRACTOR shall submit Applications for Payment in accordance with the EXHIBIT "B" GENERAL CONDITIONS. Applications for Payment will be processed by ENGINEER as provided in the EXHIBIT "B" GENERAL CONDITIONS.

6.2 Progress Payments. OWNER shall make progress payments on account of the Contract Price on the basis of CONTRACTOR'S Applications for Payment as recommended by ENGINEER, on or about the 1st day of each month during construction as provided below. All progress payments will be on the basis of the progress of the Work measured by the schedule of values established in the EXHIBIT "B" GENERAL CONDITIONS (and in the case of Unit Price Work based on the number of units completed) or, in the event there is no schedule of values, as provided in the General Requirements.

6.2.1 Prior to Substantial Completion, progress payments will be made in an amount equal to the percentage indicated below, but, in each case, less the aggregate of payments previously made and such amounts as ENGINEER shall determine, or OWNER may withhold, accordance with the EXHIBIT "B" GENERAL CONDITIONS.

10% of Work completed will be withheld by OWNER as retainage.

6.2.2 Upon Substantial Completion, in an amount sufficient to increase total payments to CONTRACTOR to 90% of the Contract Price, less such amounts as ENGINEER shall determine, or OWNER may withhold, in accordance with the EXHIBIT "B" GENERAL CONDITIONS.

6.3 Final Payment. Upon final completion and acceptance of the Work in accordance with the EXHIBIT "B" GENERAL CONDITIONS, OWNER shall pay the remainder of the Contract Price as recommended by ENGINEER as provided in said EXHIBIT "B" GENERAL CONDITIONS.

Article 7. CONTRACTOR'S REPRESENTATIONS

In order to induce OWNER to enter into this Agreement, CONTRACTOR makes the following representations:

7.1 CONTRACTOR has familiarized itself with the nature and extent of the Contract documents,

Work, site, locality, and all local conditions and Laws and Regulations that in any manner may affect cost, progress, performance or furnishing of the Work.

7.2 CONTRACTOR has studied carefully all reports of explorations and tests of subsurface conditions and drawings of physical conditions which are identified in the bid, and accepts the determination set forth in the bid of the extent of the technical data contained in such reports and Drawings upon which CONTRACTOR is entitled to reply.

7.3 CONTRACTOR has obtained and carefully studied (or assumes responsibility for obtaining and carefully studying) all such examinations, investigations, explorations, tests, reports and studies in addition to or to supplement physical conditions at or contiguous to the site or otherwise may affect the cost, progress, performance or furnishing of the Work as CONTRACTOR considers necessary for the performance or furnishing of the Work at the Contract Price, within the Contract Time and in accordance with other terms and conditions of the Contract Documents, including specifically the provisions of the EXHIBIT "B" GENERAL CONDITIONS; and no additional examinations, investigations, explorations, tests, reports, studies or similar information or data are or will be required by CONTRACTOR for such purposes.

7.4 CONTRACTOR has reviewed and checked all information and data shown or indicated on the Contract Documents with respect to existing Underground Facilities at or contiguous to the site and assumes responsibility for the accurate location of said Underground Facilities. No additional examinations, or investigations, explorations, tests, reports, studies or similar information or data in respect of said Underground Facilities are or will be required by CONTRACTOR in order to perform and furnish the Work at the Contract Price, within the Contract Time and in accordance with the other terms and conditions of the Contract Documents.

7.5 CONTRACTOR has correlated the results of all such observations, examinations, investigations, explorations, tests, reports and studies with the terms and conditions of the Contract Documents.

7.6 CONTRACTOR has given ENGINEER written notice of all conflicts, errors or discrepancies that he has discovered in the Contract Documents and the written resolution thereof by ENGINEER is acceptable to CONTRACTOR.

Article 8. CONTRACT DOCUMENTS

The Contract Documents which comprise the entire agreement between OWNER and CONTRACTOR concerning the Work consist of this Agreement and the following Exhibits, attached hereto and by reference incorporated herein and made a part hereof:

Exhibit "A" – Invitation for Bid (IFB), including, but not limited to, original IFB, specifications, drawings, exhibits to the IFB, insurance requirements and any addenda issued.

Exhibit "B" – EXHIBIT "B" GENERAL CONDITIONS

Exhibit "C" – Supplementary Conditions

Exhibit "D" – All documentation submitted by the CONTRACTOR; including, but not limited to, CONTRACTOR's Bid Pages, CONTRACTOR's sworn statement on drug-free workplace, CONTRACTOR'S insurance certificate, any documentation submitted by the CONTRACTOR prior and after award in relation to the IFB and this Agreement

This Agreement and the exhibits listed above, including any approved amendments to the Agreement comprise the entirety of the contract documents between the CITY and CONTRACTOR. This Agreement may only be amended, modified or supplemented as provided in Exhibit "B", General Conditions.

Any inconsistency in this Agreement and its exhibits listed above shall be resolved by giving precedence in the following order:

- a) This Agreement
- b) Exhibit "B", General Conditions
- c) Exhibit "B", Supplementary Conditions
- d) Exhibit "A", IFB, addenda and documentation

Article 9. MISCELLANEOUS

9.1 Terms used in this Agreement which are defined in the EXHIBIT "B" GENERAL CONDITIONS will have the meanings indicated in the EXHIBIT "B" GENERAL CONDITIONS.

9.2 No assignment by a party hereto of any rights under or interests in the Contract Documents will be binding on another party hereto without the written consent of the party sought to be bound; and specifically but without limitation moneys that may become due and moneys that are due may not be assigned without such consent (except to the extent that the effect of this restriction may be limited by law), and unless specifically stated to the Contrary in any written consent to an assignment no assignment will release or discharge the assignor from any duty or responsibility under the Contract Documents.

9.3 OWNER and CONTRACTOR each binds itself, its partners, successors, assigns and legal representatives to the other party hereto, its partners, successors, assigns and legal representatives in respect of all covenants, agreements and obligations contained in the Contract Documents.

THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK

Witnesses:

Betty J. Manes

Shelly R. Bartholomew

Attest:

Asceletha Hammond

ASCELETA HAMMOND, CITY CLERK

CITY OF POMPANO BEACH

By: [Signature]
LAMAR FISHER, MAYOR

By: [Signature]
GREGORY P. HARRISON, CITY MANAGER

(SEAL)

APPROVED AS TO FORM:

[Signature]
MARK E. BERMAN, CITY ATTORNEY

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 28 day of August, 2018 by **LAMAR FISHER** as Mayor, **GREGORY P. HARRISON** as City Manager, and **ASCELETA HAMMOND** as City Clerk of the City of Pompano Beach, Florida, a municipal corporation, on behalf of the municipal corporation, who is personally known to me.

NOTARY'S SEAL:



[Signature]
NOTARY PUBLIC, STATE OF FLORIDA
Jennette Forrester Williams
(Name of Acknowledger Typed, Printed or Stamped)

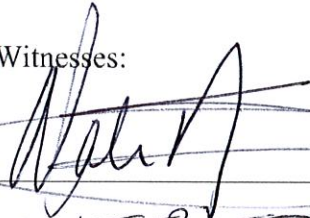
Commission Number

Reviewed by: [Signature]
Contract Manager

"CONTRACTOR"


Paragon Construction Unlimited, Inc.

Witnesses:


WALTER STRUMP
(Print or Type Name)

By:


Jeffrey Strump, Director


Suzanne Strump
(Print or Type Name)

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 24 day of August, 2018, by Jeffrey Strump as Director of Paragon Construction Unlimited, Inc., a Florida corporation on behalf of the corporation. He is personally known to me or who has produced a valid Florid Drivers Licence (type of identification) as identification.

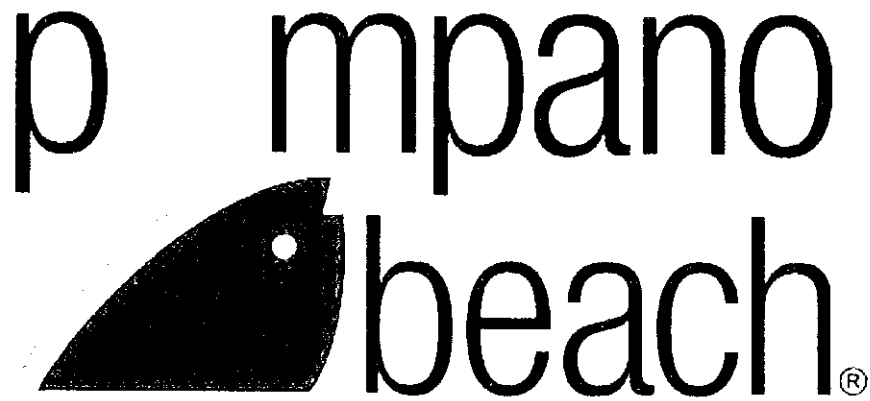
NOTARY'S SEAL:


NOTARY PUBLIC, STATE OF FLORIDA

Valarie A. Orr
(Name of Acknowledger Typed, Printed or Stamped)

557567
Commission Number





Florida's Warmest Welcome

BID/CONTRACT DOCUMENTS

**DEMOLITION SERVICES FOR
ELKS LODGE AND OLD POMPANO
BEACH LIBRARY**

BID T-40-18

For the City of Pompano Beach, Florida

MANDATORY PRE-BID CONFERENCE: June 29, 2018, 10:00 a.m. (local)

ELK'S LODGE

700 NE 10th STREET, POMPANO BEACH, FL, 33060

BID OPENING: July 20, 2018, 2:00 p.m. (local)

PURCHASING DIVISION

**1190 N.E. 3RD AVENUE, BUILDING C (FRONT)
POMPANO BEACH, FLORIDA 33060**

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INVITATION TO BID

Sealed Bids for **Bid T-40-18, Demolition Services for Elks Lodge and Old Pompano Beach Library** will be received until **2:00 p.m. (local), on July 20, 2018.** Bids must be submitted electronically through the eBid System on or before the due date/time stated above. Bid openings are open to the public. All bidders and/or their representatives are invited to be present. A list of bidders will be read aloud in a public forum. Bidder pricing will be made public only when tabulation is posted. Any bid received after the due date and time specified, will not be considered. Any uncertainty regarding the time a bid is received will be resolved against the Bidder.

Bidder must be registered on the City's eBid System in order to view the bid documents and plans and respond to this solicitation. The complete solicitation document can be downloaded for free from the eBid System as a pdf at: <https://pompanobeachfl.ionwave.net/CurrentSourcingEvents.aspx>. The City is not responsible for the accuracy or completeness of any documentation the Bidder receives from any source other than from the eBid System. Bidder is solely responsible for downloading all required documents.

A Mandatory Pre-Bid Conference will be held on June 29, 2018 at 10:00 a.m. (local) in the Elks Lodge, 700 NE 10th Street, Pompano Beach, Florida 33060, and will be immediately followed by tours of Elks Lodge and the Old Pompano Beach Library. Bids will not be accepted from firms that do not attend the pre-bid conference.

The project consists of furnishing all labor, equipment, tools, and materials required for demolition and disposal of the Elks Lodge Building (approx. 35,000 SF) located at 700 NE 10th St, Pompano Beach, FL, 33060 and/or demolition and disposal of the old Pompano Beach Library building (approx. 18,000 SF) located at 1213 E. Atlantic Blvd., Pompano Beach, FL, 33060, inclusive of any required asbestos and lead abatement, in accordance with Exhibits E-K, and as described herein, **to be awarded based on the total for each location.**

Bidder's Responsiveness and Responsibility

Awards of contracts shall be to the lowest, responsive and most responsible bidder. In determining the lowest responsive and responsible bidder and that purchase or contract that will best serve the interests of the OWNER, the commission, city manager, and general services director, as appropriate shall consider, but shall not be limited to, in addition to price the following:

1) Responsiveness:

Each bid shall be reviewed in accordance with the following conditions. If a respondent fails to satisfy these conditions the bid shall be deemed non-responsive by the OWNER and not considered for further review:

1. Timely submission of the bid using the eBid System. Submission will not be accepted outside the eBid System, including but not limited to faxed, emailed, or hand delivered to the OWNER's procurement office. Any uncertainty regarding the time a bid is received will be resolved against the Bidder. The OWNER reserves the right, if it deems reasonable, during down times of the eBid System to accept bids through alternate means. Bidders shall contact the procurement representative or 954-786-4098 in such a case for special permission.

2. Submission of any other required information listed below:
N/A.

2) Responsibility Documentation:

To demonstrate the Bidder's responsibility, the Bidder must submit to the OWNER the following information. Submittals requested pursuant to this paragraph are in addition to those required elsewhere.

- 1) Each bid requires a certified check or bid bond executed on the prescribed form, payable to the OWNER of Pompano Beach, Florida, in an amount not less than 5 percent (5%) of the amount bid. Bidder shall upload a copy of their bid bond or a copy of the certified check to the Response Attachments tab in the eBid System. The awarded bidder will be required to submit the original executed bid bond or cashier's check prior to the execution of the contract and before the commencement of any work.

The Bid security of the Successful Bidder will be retained until such Bidder has executed the Agreement and furnished the required contract security, (if provided as a cashier's check or bank officer's check), whereupon the Bid security will be returned. If the Successful Bidder fails to execute and deliver the Agreement and furnish the required contract security within 10 days after the Notice of Award, OWNER may annul the Notice of Award and the Bid security of that Bidder will be forfeited. The Bid security of other Bidders whom OWNER believes to have reasonable chance of receiving the award may be retained by OWNER until a completed contract has been issued, whereupon Bid security furnished by such Bidders will be returned.

The Bid Bond, if provided, shall be issued by a Company having a registered agent in the State of Florida. This check or bond shall be retained by the OWNER as liquidated damages should the Bidder refuse or fail to enter into a contract with the OWNER for the execution of the work embraced in the proposal, in the event the proposal of the Bidder is accepted.

2) Prior Project Experience and References

1. Bidder must provide the following verifiable information with the bid at the time it is submitted
 - i. Evidence that bidder was the Prime Contractor on 5 projects completed (final completion) within the last 5 years from the date the bid is submitted for (insert description of the project). Each project must be within the continental United States and must have been in the amount of \$150,000.00 each or more, and of similar complexity and scope having included asbestos and lead abatement.

Bidder must describe: 1) the project and the work actually completed by bidder, 2) how it relates to this IFB, and 3) the amount paid to Bidder for the work completed; and

- ii. At least one verifiable client reference for each project described above. Bidder must provide the client name, client phone number, and client e-mail address for each

project. If the bidder has done work for the OWNER, the OWNER may at its discretion rely on OWNER's past performance records or may contact references. The OWNER will only attempt to contact each reference three times.

2. If the Bidder fails to provide the items above, or if the OWNER is unable to reach a reference after 3 attempts, the OWNER may deem the Bidder non-responsible.
3. The City reserves the right, at its sole discretion, to deem a Bidder's response non-responsible and reject it if the references submitted do not conform with the above, or the references are deemed unsatisfactory to the City.
- 3) License Requirements - Be able to provide proof of required licensure as indicated in the Supplemental Conditions. (Such licensure must have been obtained prior to the date of bid submission.)
- 4) Corporations and Partnerships - The OWNER will review the bidder's business organization to confirm that it is in good standing with the Florida Department of State, Division of Corporations based on the information provided in the Construction Bid Form.
- 5) Have a satisfactory past and/or current performance record - based on the information gathered by the OWNER regarding Bidder performance on past or current contracts. The OWNER shall rely on the Contractor's Periodic Performance Evaluations and any other reasonable and reliable sources within OWNER's organization and control from past and present OWNER projects where applicable.
- 6) Be financially solvent and have sufficient financial resources to perform the contract and shall provide proof thereof of its financial solvency. The OWNER may as at its sole discretion ask for additional proof of financial solvency, including additional documents post bid opening, and prior to award that demonstrated the Bidder's ability to perform the contract and provide the required materials and/or services.
- 7) Have the necessary production capacity, construction, and technical equipment and facilities, or the ability to obtain them.
- 8) Provide satisfactory evidence that such elements as production control procedures, property control systems, quality assurance procedures, and safety programs applicable to work to be produced or services to be performed by the bidder, suppliers and subcontractors are present.
- 9) Have the necessary management organization, experience, technical skills, accounting and operational controls, plan, manpower, financial resources and be otherwise qualified and eligible to perform the work under applicable laws and regulations.

Award and Post Award

The awarded CONTRACTOR will receive an automatically generated notice from the system or an email notification from the OWNER's procurement department.

OWNER reserves the right to postpone the award of the Contract for a period of time which, shall not exceed 90 Calendar Days (Days) from the bid opening date. OWNER may, at its sole discretion, release any bid and return the Bid Security prior to that date. OWNER also reserves the right to ask for additional postponement time, which the Bidder may provide written binding acceptance. An email to the purchasing representative from an authorized agent of the Bidder shall be considered a written binding acceptance of the postponement time.

The successful Bidder will be required to furnish the necessary additional bond(s) for the faithful performance of the Contract Documents. All bid bonds, contract bonds, insurance contracts and certificates of insurance shall be either executed by or countersigned by a licensed resident agent of the surety or insurance company having his place of business in the State of Florida, and in all ways complying with the insurance laws of the State of Florida. Further, the said surety or insurance company shall be duly licensed and qualified to do business in the State of Florida. **Bid bonds, performance and payment bonds are required. Performance and Payment bonds must be recorded with Broward County. Insurance is required for all bids.**

Local Business Program

On March 13, 2018, the City Commission approved Ordinance 2018-112, establishing a Local Business Program, a policy to increase the participation of City of Pompano Beach businesses in the City's procurement process.

For purposes of this solicitation, "Local" will be defined as follows:

1. **TIER 1 LOCAL VENDOR. POMPANO BEACH BUSINESS EMPLOYING POMPANO BEACH RESIDENTS.** A business entity which has maintained a permanent place of business within the city limits and maintains a staffing level, within this local office, of at least ten percent who are residents of the City of Pompano Beach or includes subcontracting commitments to Local Vendors Subcontractors for at least ten percent of the contract value. The permanent place of business may not be a post office box. The business must be located in a non-residential zone, and must actually distribute goods or services from that location. The business must be staffed with full-time employees within the limits of the city. In addition, the business must have a current business tax receipt from the City of Pompano Beach for a minimum of one year prior to the date of issuance of a bid or proposal solicitation.
2. **TIER 2 LOCAL VENDOR. BROWARD COUNTY BUSINESS EMPLOYING POMPANO BEACH RESIDENTS OR UTILIZING LOCAL VENDOR SUBCONTRACTORS.** A business entity which has maintained a permanent place of business within Broward County and maintains a staffing level, within this local office, of at least 15% who are residents of the City of Pompano Beach or includes subcontracting commitments to Local Vendors Subcontractors for at least 20% of the contract value. The permanent place of business may not be a post office box. The business must be located in a non-residential zone, and must actually distribute goods or services from that location. The business must be staffed with full-time employees within the limits of the city. In addition, the business must have a current business tax receipt from the respective Broward County municipality for a minimum of one year prior to the date of issuance of a bid or proposal solicitation.

3. **LOCAL VENDOR SUBCONTRACTOR. POMPANO BEACH BUSINESS.** A business entity which has maintained a permanent place of business within the city limits of the City of Pompano Beach. The permanent place of business may not be a post office box. The business must be located in a non-residential zone, and must actually distribute goods or services from that location. The business must be staffed with full-time employees within the limits of the city. In addition, the business must have a current business tax receipt from the City of Pompano Beach for a minimum of one year prior to the date of issuance of a bid or proposal solicitation.

You can view the list of City businesses that have a current Business Tax Receipt on the City's website, and locate local firms that are available to perform the work required by the bid specifications. The business information, sorted by business use classification, is posted on the webpage for the Business Tax Receipt Division: www.pompanobeachfl.gov by selecting the Pompano Beach Business Directory in the Shop Pompano! section.

The City of Pompano Beach is **strongly committed** to insuring the participation of City of Pompano Beach Businesses as contractors and subcontractors for the procurement of goods and services, including labor, materials and equipment. Proposers are required to participate in the City of Pompano Beach's Local Business Program by including, as part of their package, the Local Business Participation Form (Exhibit A,) listing the local businesses that will be used on the contract, and the Letter of Intent Form (Exhibit B) from each local business that will participate in the contract.

If a Prime Contractor/Vendor is not able to achieve the level of goal attainment of the contract, the Prime Vendor will be requested to demonstrate and document that good faith efforts were made to achieve the goal by providing the Local Business Unavailability Form (Exhibit C), listing firms that were contacted but not available, and the Good Faith Effort Report (Exhibit D), describing the efforts made to include local business participation in the contract. This documentation shall be provided to the City Commission for acceptance.

The awarded bidder/contractor will be required to submit "Local Business Subcontractor Utilization Reports" during projects and after projects have been completed. The reports will be submitted to the assigned City project manager of the project. The Local Business Subcontractor Utilization Report template and instructions have been included in the bid document.

Failure to meet Local Vendor Goal commitments will result in "unsatisfactory" compliance rating. Unsatisfactory ratings may impact award of future projects if a sanction is imposed by the City Commission.

The city shall award a Local Vendor preference based upon vendors, contractors, or subcontractors who are local with a preferences follows:

1. For bid evaluation purposes, Tier 1 business as defined by this subsection shall be granted a preference in the amount of five percent of any bid or five points of any proposal score. If the Tier 1 business submits a second bid which is at least one percent lower than that lowest responsive bid/quote, then the award will go to the Tier 1 business. If not, the award will be made to the business that submits the lowest responsive bid/quote. If the lowest responsive and

responsible bidder is also a Tier 1 business, the award will be made to that business and no other bidders will be given an opportunity to submit additional bids as described herein.

2. For bid evaluation purposes, Tier 2 business as defined by this subsection shall be granted a preference in the amount of two and one-half percent of any bid or two and one-half points of any proposal score. If the Tier 2 business submits a second bid, which is at least one percent lower than that lowest responsive bid/quote, then the award will go to the Tier 2 business. If not, the award will be made to the business that submits the lowest responsive bid/quote. If the lowest responsive and responsible bidder is also a Tier 1 business, the award will be made to that business and no other bidders will be given an opportunity to submit additional bids as described herein.
3. If there is a Tier 1 business and/or Tier 2 business participating in the same bid solicitation and all businesses qualify to submit a second bid as detailed above, the Tier 1 business will be given first option, the Tier 2 business will be given second option. If the Tier 1 business is not the lowest bid received by at least one percent, then an opportunity will be given to the Tier 2 business. If the Tier 2 business is not the lowest bid by at least one percent, then the bid will be awarded to the lowest bidder regardless of geographic location of the business.

The required goal for this bid is 15 % for Local Vendor participation.

Bid documents may be obtained at no charge from the City of Pompano Beach website www.pompanobeachfl.gov.

Dated this 22th day of June, 2018

CITY OF POMPANO BEACH

By: Tammy R. Thompkins, Buyer

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INSTRUCTIONS TO BIDDERS

1. DEFINED TERMS

Terms used in these Instructions to Bidders, which are defined in the Standard GENERAL CONDITIONS of the Construction Contract, have the meanings assigned to them in the GENERAL CONDITIONS. The term "Bidder" means one who submits a Bid directly to OWNER, as distinct from a sub-bidder, who submits a bid to a Bidder. The term "Successful Bidder" means the lowest, qualified, responsible and responsive Bidder to whom OWNER (on the basis of OWNER'S evaluation as hereinafter provided) makes an award. The term "Bidding Documents" includes the Invitation to Bid, Instructions to Bidders, the Bid Proposal, and the proposed Contract Documents (including all Addenda issued prior to receipt of Bids).

2. COPIES OF BIDDING DOCUMENTS

2.1 Complete sets of the Bidding Documents may be obtained from the City of Pompano Beach website at no charge.

2.2 Complete sets of Bidding Documents must be used in preparing Bids; the OWNER assumes no responsibility for errors or misinterpretations resulting from the use of incomplete sets of Bidding Documents.

2.3 OWNER, in making copies of Bidding Documents available on the above terms, does so only for the purpose of obtaining Bids on the Work and does not confer a license or grant for any other use.

3. PUBLIC ENTITY CRIMES

In accordance with Florida State Statute 287.133 (2)(a): A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid on a contract to provide any goods or services to a public entity, may not submit a bid on a contract with a public entity for the construction or repair of a public building or public work, may not submit bids on leases of real property to a public entity, may not be awarded or perform work as a contractor, supplier, subcontractor or consultant under a contract with any public entity, and may not transact business with any public entity in excess of the threshold amount provided s. 287.017 for CATEGORY TWO for a period of 36 months from the date of being placed on the convicted vendor list.

4. DRUG FREE WORKPLACE

In accordance with Section 287.087, State of Florida Statutes, preference shall be given to businesses with Drug-free Workplace Programs.

5. ANTI-KICKBACK ACT

The successful bidder must comply with the Copeland "Anti-Kickback Act" (19 U.S.C. Section 874), as supplemented in U.S. Department of Labor Regulations (29 CFR, Part 3).

6. EXAMINATION OF CONTRACT DOCUMENTS AND SITES

6.1 It is the responsibility of each Bidder before submitting a Bid, to (a) examine the Contract Documents thoroughly, (b) visit the site to become familiar with local conditions that may affect costs, progress, performance or furnishing of the Work, (c) consider federal, state and local Laws and Regulations that may affect cost, progress, performance or furnishing of the Work, (d) study and carefully correlate Bidder's observations with the Contract Documents, and (e) notify OWNER of all conflicts, errors or discrepancies in the Contract Documents.

6.2 Information and data reflected in the Contract Documents with respect to or contiguous to the site is based upon information and data furnished to OWNER by owners of such facilities or others, and OWNER does not assume responsibility for accuracy or completeness thereof unless it is expressly provided otherwise.

6.3 Provisions concerning responsibilities for the adequacy of data furnished to prospective Bidders on subsurface conditions, Underground Facilities and other physical conditions, and possible changes in the Contract Documents due to differing conditions appear in the General Conditions.

6.4 Before submitting a Bid, each Bidder will, at Bidder's own expense, make or obtain any additional examinations, investigations, explorations, tests and studies and obtain any additional information and data which pertain to the physical conditions (surface, subsurface and Underground Facilities) at or contiguous to the site or otherwise which may affect cost, progress, performance or furnishing of the Work and which Bidder deems necessary to determine its Bid for performing and furnishing the work in accordance with the time, price and other terms and conditions of the Contract Documents.

6.5 On request in advance, OWNER will provide each Bidder access to the site to conduct such explorations and tests as each Bidder deems necessary for submission of a Bid. Bidder shall fill all holes, clean up and restore the site to its former condition, or better, upon completion of such explorations.

6.6 The lands upon which the Work is to be performed, rights-of-way and easements for access thereto and other lands designated for use by CONTRACTOR in performing the Work are identified in the Contract Documents. All additional lands and access thereto required for temporary construction facilities or storage of materials and equipment are to be provided by CONTRACTOR. Easements for permanent structures or permanent changes in existing structures are to be obtained and paid for by OWNER unless otherwise provided in the Contract Documents.

6.7 The electronic submission of a Bid will constitute an incontrovertible representation by Bidder that Bidder has complied with every requirement of this section and the General Conditions, that without exception the Bid is premised upon performing and furnishing the Work required by the Contract Documents and such means, methods, techniques, sequences or procedures of construction as may be indicated in or required by the Contract Documents, and that the Contract Documents are sufficient in scope and detail to indicate and convey understanding of all terms and conditions for performance and furnishing of the Work.

7. INTERPRETATIONS AND ADDENDA

7.1 All questions must be in writing or be asked at the Pre-Bid Conference. All questions are to be submitted using the Questions feature in the eBid System.

All written questions must be submitted by **5:00 p.m. on July 13, 2018** in the eBid System. No further questions will be accepted after this date. Oral and other interpretations or clarifications will be without legal effect.

If any addenda are issued to this Bid solicitation the addendum will be issued via the eBid System. It shall be the responsibility of each Bidder, prior to submitting their bid, to contact the City Purchasing Office at (954) 786-4098 to determine if addenda were issued and to make such addenda a part of their Bid proposal. Addenda will be posted to Bid solicitation in the eBid System.

7.2 Addenda may also be issued to modify the Bidding Documents as deemed advisable by the OWNER.

8. CONTRACT TIME

The number of days within which, or the dates by which, the Work is to be substantially completed and also completed and ready for final payment (the Contract Time) are set forth in the section entitled Bid Proposal.

9. LIQUIDATED DAMAGES

9.1 Provisions for liquidated damages, if any, are set forth in the Agreement.

9.2 All bidders must state in the Bid Proposal the amount of consideration required by the Bidder in return for the Bidder's promise of indemnity contained in the General Conditions. The amount to be stated shall be no less than \$10.00.

10. SUBSTITUTE OR "OR-EQUAL" ITEMS

The Contract, if awarded, will be on the basis of materials and equipment described in the Drawings or specified in the Specifications without consideration of possible substitute or "or-equal" items. Whenever it is indicated in the Drawings or specified in the Specifications that a substitute or "or-equal" item of material or equipment may be furnished or used by Contractor if acceptable to OWNER,

application for such acceptance will not be considered by OWNER until after the effective date of the agreement.

11. SUBCONTRACTORS, SUPPLIERS AND OTHERS.

11.1 Each Bid must identify the names and address of Subcontractors, Suppliers and other persons and organizations including those who are to furnish the principal items of material and equipment listed in the Bid Proposal section. If requested, the apparent Successful Bidder, and any other Bidder so requested, shall within seven days after the Bid opening submit to OWNER a list of all such Subcontractors, Suppliers and other persons and organizations proposed for those portions of the Work for which such identification is required. Such list shall be accompanied by an experience statement with pertinent information regarding similar projects and other evidence of qualification for each such Subcontractor, Supplier, other persons or organization, if requested by OWNER. If OWNER after due investigation has reasonable objection to any proposed Subcontractor, Supplier, other person or organization, may before the Notice of Award is given request the apparent Successful Bidder to submit an acceptable substitute without an increase in Bid price. If apparent Successful Bidder declines to make any such substitution, Owner may award the contract to the next lowest Bidder that proposes to use acceptable Subcontractors, Suppliers and other persons and organizations. The declining to make requested substitutions will not constitute grounds for sacrificing the Bid Security of any Bidder. Any Subcontractor, Supplier, other person or organization listed and to whom OWNER does not make written objection prior to the giving of the Notice of Award will be deemed acceptable to OWNER subject to revocation of each acceptance after the Effective Date of Agreement.

11.2 In contracts where the Contract Price is on the basis of Cost-of-the Work Plus a fee, the apparent Successful Bidder, prior to the Notice Award, shall identify in writing to OWNER those portions of the Work that such Bidder proposes to subcontract and after the Notice of Award may only subcontract other portions of the Work with OWNER'S written consent.

11.3 No CONTRACTOR shall be required to employ any Subcontractor, Supplier, other person or organization against who CONTRACTOR has reasonable objection.

12. BID PROPOSAL

12.1 The Bid Proposal is included with the Bidding Documents.

12.2 All requested information on the Bid Proposal is to be provided electronically using the City's eBid System.

12.3 In case of discrepancy between unit prices and totals, unit prices will prevail.

13. SUBMISSION OF BIDS

13.1 Bids shall be submitted electronically using the City's eBid System on or before the due date/time stated above.

13.2 More than one Bid received for the same work from an individual, firm or partnership, Corporation or Association under the same or different names will not be considered. Reasonable grounds for believing that any Bidder is interested in more than one Bid for the same work will cause

the rejection of all such Bids in which the Bidder is interested. If there are reasonable grounds for believing that collusion exists among the Bidders, the Bids of participants in such collusion will not be considered.

13.3 Bid tabulations will be posted for the bid in the City's eBid System. Bid results will not be read to you over the phone.

14. MODIFICATION AND WITHDRAWAL OF BIDS

14.1 Bids may be modified or withdrawn at any time prior to the set date and time of the opening of Bids.

14.2 After bids are opened, and a contractor defaults on a City contract, the contractor may be banned from doing business with the City for a period of 36 months from the date of default.

15. OPENING OF BIDS

A list of bidders will be read aloud in a public forum. Bidder pricing will be made public only when tabulation is posted. An abstract of the amounts of the base Bids and major alternates (if any) will not be made available to Bidders until the posting of the tabulation.

16. AWARD OF CONTRACT

16.1 OWNER reserves the right to reject any and all Bids, to waive any and all informalities not involving price, time and changes in the Work and to negotiate contract terms with the Successful Bidder, and the right to disregard all nonconforming nonresponsive, non-responsible, unbalanced or conditional Bids. Also, OWNER reserves the right to reject the Bid of any Bidder if OWNER believes that it would not be in the best interest of the Project to make an award to that Bidder or fails to meet any other pertinent standard or criteria established by OWNER. Discrepancies in the multiplication of units of Work and unit prices will be resolved in favor of the unit prices. Discrepancies between the indicated sum of any column of figures and the correct sum therefor will be resolved in favor of the correct sum.

16.2 In evaluating Bids, OWNER will consider the qualifications of the Bidders, whether or not the Bids comply with the prescribed requirements, and such alternates, unit prices and other data, as may be requested in the Bid form or prior to the Notice of Award.

16.3 OWNER may conduct any additional such investigations as OWNER deems necessary to assist in the evaluation of any Bid and to establish the responsibility, qualifications and financial ability of Bidders, proposed Subcontractors, Suppliers and other persons and organizations to perform and furnish the Work in accordance with the Contract Documents to OWNER'S satisfaction within the prescribed time.

17. CONTRACT SECURITY

When the Successful Bidder delivers the executed Agreement to OWNER, it must be accompanied by the required Performance and Payment Bonds.

18. TAXES

The CONTRACTOR shall pay all applicable sales, consumer, use and other similar taxes required by law. The CONTRACTOR is responsible for reviewing the pertinent state statutes involving the sales tax and complying with all requirements.

19. NOTICE TO CONTRACTOR

The employment of unauthorized aliens by any contractor is considered a violation of Section 274A(e) of the Immigration and Nationality Act. If the Contractor knowingly employs unauthorized aliens, such violation shall be cause for unilateral cancellation of the contract.

20. NON DISCRIMINATION

There shall be no discrimination as to race, color, religion, gender, national origin, ancestry, and physical or mental disability in the operations conducted under this contract. Included as applicable activities by the contractor under this section are the solicitation for, or purchase of, goods or services, or the subcontracting of work in performance of this contract.

21. OCCUPATIONAL HEALTH AND SAFETY

In compliance with Chapter 442, Florida Statutes, any items included in the latest edition of "Florida Substance List" which are delivered from a contract resulting from this bid must be accompanied by a Material Safety Data Sheet (MSDS). The MSDS must be maintained by the user agency and must include the following information:

- (a) The chemical name and the common name of the toxic substance.
- (b) The hazards or other risks in the use of toxic substance, including:
 - 1. The potential for fire, explosion, corrosiveness, and reactivity;
 - 2. The known acute and chronic health effects of risks from exposure, including the medical conditions which are generally recognized as being aggravated by exposure to the toxic substance; and
 - 3. The primary routes of entry and symptoms of overexposure.
- (c) The proper precautions, handling practices, necessary personal protective equipment, and other safety precautions in the use of or exposure to the toxic substances, including appropriate emergency treatment in case of overexposure.
- (d) The emergency procedure for spills, fire disposal, and first aid.

- (e) A description in lay terms of the known specific potential health risks posed by the toxic substance intended to alert any person reading this information.
- (f) The year and month, if available, that the information was compiled and the name, address, and the emergency telephone number of the manufacturer responsible for preparing the information.

Any questions regarding this requirement should be directed to:

Department of Labor and Employment Security, Division of Safety, 2002 Old St. Augustine Road, Tallahassee, Florida, 32399; telephone: 1-800-367-4378.

ALL TOXIC SUBSTANCES MUST BE LABELED FOR IDENTIFICATION, IN ACCORDANCE WITH O.S.H.A. STANDARDS.

Notice: Federal I.D. Number must be referenced on your invoice for us to process payment. Please note I.D. Number on Bid Response page.

22. WASTE REMOVAL SERVICES

The City has contracted with Waste Management Inc. of Florida for residential and commercial solid waste collection and disposal services. The City has granted to Waste Management Inc. of Florida the sole and exclusive right, franchise, license and privilege to provide non-hazardous solid waste collection, removal and disposal services within the corporate limits of the City, including collection and removal of certain Construction and Demolition Debris. The successful Contractor shall coordinate with Waste Management Inc. of Florida the level and type of service to be provided and the manner of collection charges. Any Contractor or Subcontractor performing construction work within the City of Pompano Beach must use the City's franchised hauler for garbage removal services including removal of Construction and Demolition debris generated over 10 cubic yards, with the exception of Source Separated Recovered Materials as defined in section 403.703(24), Florida Statutes and Chapter 96 of the City Ordinance. The City's current franchised hauler is Waste Management Inc. of Florida. Please contact them directly for dumpsters and/or roll-offs at:

Waste Management Inc. of Florida
2700 Wiles Road
Pompano Beach, FL 33073
(954) 974-7500

23. PERMITS AND FEES

The Contractor awarded the project which is the scope of this bid document shall be required to obtain the permits and the City will pay for permit fees through a permit allowance as indicated on the project bid form provided by the City at time of bidding.

Contact the City Department indicated for additional details regarding the required permit or fee.

FEE OR PERMIT	CITY DEPARTMENT	COST (SET FEE OR PERCENT OF PROJECT AMOUNT)
All construction within City right-of-way	Engineering	Waived
All utilities tie-ins to City water, sewers, and drainage	Engineering	Waived
Paving	Engineering	Waived
Fire plan review for new construction, additions and alterations	Building Inspection	See City Code of Ordinances 95.14
Fire alarm and fire sprinkler plan review (new installations)	Fire Plan Review	See City Code of Ordinances 95.14
Fire hydrant flow test	Fire Plan Review	See City Code of Ordinances 95.14
Business Tax Receipt (only if the contractor has a temporary office in the City of Pompano Beach)	Zoning	See City Code of Ordinances
Site plan review	Zoning	See City Code of Ordinances
Rezoning	Zoning	See City Code of Ordinances
Variance	Zoning	See City Code of Ordinances
Tree Permit application fee	Zoning	See Zoning Code/City Code of Ordinances
Landscape re-inspection fee	Zoning	See Zoning Code/City Code of Ordinances
Capital recovery fees	Customer Service	See City Code of Ordinances 50.13 and 51.11
Tapping fee	Customer Service	See City Code of Ordinances
Deposits (water bill)	Customer Service	Deposit based upon size of meter (only applies if contractor responsible for water bills during period between meter installation and City acceptance of project.)
Administrative fee	Customer Service	See City Code of Ordinances
Building permit	Building Inspection	See Bldg. Fee Schedule/City Code of Ordinances
Building re-inspection fee	Building Inspection	See Bldg. Fee Schedule/City Code of Ordinances
Certificate of occupancy	Building Inspection	See Bldg. Fee Schedule/City Code of Ordinances
Lien law	Building Inspection	\$5.00
Surcharge Broward County Board of Rules & Appeals	Building Inspection	\$0.60 per \$1,000 valuation
Surcharge Fla. Statute 553.721	Building Inspection	1.5% of permit fees, minimum \$2.00
Surcharge Fla. Statute 468.631	Building Inspection	1.5% of permit fees, minimum \$2.00

BID PROPOSAL

1. The undersigned BIDDER proposes and agrees, if this Bid is accepted, to enter into an agreement with OWNER in the form included in the Contract Documents to perform and furnish all Work as specified or indicated in the Contract Documents for the Contract Price and within the Contract Time indicated in this Bid and in accordance with the other terms and conditions of the Contract Documents.
2. BIDDER accepts all of the terms and conditions of the Advertisement or Invitation to Bid and Instructions to Bidders, including without limitation those dealing with the disposition of Bid Security. This Bid will remain subject to acceptance for ninety (90) Days after the Bid Opening. BIDDER will sign and submit the Agreement with the Bonds and other documents required by Bidding Requirements within ten (10) days after the date of OWNER'S Notice of Award.
3. In submitting this Bid, BIDDER represents, as more fully set forth in the Agreement, that:
 - A. BIDDER has examined copies of all the bidding Documents and the Addenda.
 - B. BIDDER has familiarized itself with the nature and extent of the Contract Documents, Work, site, locality, and all local conditions and Laws and Regulations that in any manner may affect cost, progress, performance or furnishing of the Work.
 - C. BIDDER has studied carefully all reports and drawings of physical conditions which are identified in the bid.
 - D. BIDDER has obtained and carefully studied (or assumes responsibility for obtaining and carefully studying) all such examinations, investigations, explorations, tests and studies (in addition to or to supplement those referred to in (C) above) which pertain to the subsurface or physical conditions at the site or otherwise may affect the cost, progress, performance or furnishing of the Work as BIDDER considers necessary for the performance or furnishing of the Work at the Contract Price within the Contract Time and in accordance with the other terms and conditions of the Contract Documents, and no additional examinations, investigations, explorations, tests, reports or similar information or data are or will be required by BIDDER for such purposes.
 - E. Bidder has reviewed and checked all information and data shown or indicated on the Contract Documents with respect to existing site conditions and assumes responsibility for such. No additional examinations, investigations, explorations, tests, reports or similar information or data in respect of said site are or will be required by Bidder in order to perform and furnish the Work at Work Contract Price, within the Contract Time and in accordance with other terms and conditions of the Contract Documents.
 - F. BIDDER has correlated the results of all such observations, examinations, investigations, explorations, tests, reports and studies with the terms and conditions of the Contract Documents.
 - G. BIDDER has given OWNER written notice of all conflicts, errors or discrepancies that it has discovered in the Contract Documents and the written resolution thereof by Owner is acceptable to Bidder.

H. This Bid is genuine and not made in the interest or on behalf of any undisclosed person, firm or corporation and is not submitted in conformity with any agreement or rules of any group, or corporation; BIDDER has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid; BIDDER has not solicited or induced any person, firm or corporation to refrain from bidding; and BIDDER has not sought by collusion to obtain for itself any advantage over any other Bidding or over OWNER.

4. BIDDER agrees that the construction of the Project will be substantially complete within 60 calendar days after the date when the Contract Time commences to run as provided in the GENERAL CONDITIONS, and completed and ready for final payment within 90 calendar days after the date when the Contract Time commences to run.

BIDDER accepts the provisions of the Agreement as to liquidated damages in the event of failure to complete the Work on time.

5. BIDDER agrees that all Federal, State and local sales and use taxes are included in the stated bid prices for the Work.

6. BIDDER further proposes to accept as full payment for the work proposed herein the amounts computed under the provisions of the Contract Documents and based on the following unit prices (if applicable) represent a true measure of the labor, materials, equipment and any other incidentals required to perform the work, including all allowances for overhead and profit for each type and unit of work called for in these Contract Documents.

7. **BID PROPOSAL**

For the following, furnish all tools, materials, labor and any other incidentals required for demolition and disposal of the Elks Lodge Building (approx. 35,000 SF) located at 700 NE 10th St, Pompano Beach, FL, 33060 and/or demolition and disposal of the old Pompano Beach Library building (approx. 18,000 SF) located at 1213 E. Atlantic Blvd., Pompano Beach, FL, 33060, inclusive of any required asbestos and lead abatement, in accordance with Exhibits E-K, and as described herein, **to be awarded based on the total for each location.** Included are the following Exhibits:

Exhibit E: Library Asbestos Report. Asbestos material is present; candidate must provide for abatement either through removing asbestos material prior to demolition or remediation during demolition, complying with all required regulations.

Exhibit F: Library BCPA Sketch.

Exhibit G: Library BCPA Building Card Structure.

Exhibit H: Elks Lodge Asbestos Report. Asbestos material is present; candidate must provide for abatement either through removing asbestos material prior to demolition or remediation during demolition, complying with all required regulations.

Exhibit I: Elks Lodge Lead Paint Report: Lead based paint was identified on the southeast interior door trim and jamb in the banquet manager's office, and on the interior metal door jamb of the vault. Abatement should be considered per report.

Exhibit J: Elks Lodge Building Card Structure.

Exhibit K: Elks Lodge BCPA Sketch.

Building plans for both building structures can be provided upon request.

BID LINE ITEM PRICING MUST BE SUBMITTED ELECTRONICALLY USING THE CITY'S EBID SYSTEM.

Description	Qty	Unit	Cost
<u>Elks Lodge Property</u>			
Permit Fee Allowance	1	LS	\$16,000
Demolition and Disposal of Building	1	LS	\$
Lead Abatement complying with all required regulations (refer to report)	1	LS	\$
Asbestos Abatement either through removal of asbestos prior to demo or remediation during demo complying with all required regulations (refer to report)	1	LS	\$
Owner's Contingency	1	LS	\$40,000
Indemnification	1	LS	\$10
*Total			\$
<u>Library Property</u>			
Permit Fee Allowance	1	LS	\$8,000
Demolition and Disposal of Building	1	LS	\$
Asbestos Abatement either through removal of asbestos prior to demo or remediation during demo complying with all required regulations (refer to report)	1	LS	\$
Owner's Contingency	1	LS	\$20,000
Indemnification	1	LS	\$10
*Total			\$

***Award to be based on the total for each location.**

8. The bid line item pricing includes all the necessary excavation, backfill, grading, restoration, and removal of materials attendant upon the construction of the work, complete in place, and the disposal of all excess materials, and the final cleaning up of the work.
9. At the preconstruction conference, the BIDDER shall submit a complete detailed schedule of shop drawing submittals which will show lead time for:
 - Date of Planned submittal.
 - Date of anticipated receipt of review (usually three weeks after submittal).
 - Delivery lead time.
 - Anticipated installation date.

COMPLETE THE QUALIFICATIONS OF BIDDERS – CONSTRUCTION FORM IN BID ATTACHMENTS TAB. BIDDERS ARE TO COMPLETE FORM IN ITS ENTIRITY AND UPLOAD THE COMPLETED FORM TO THE RESPONSE ATTACHMENTS TAB FOR THE BID IN THE EBID SYSTEM

10. Qualifications of Bidders

To demonstrate qualifications to perform the Work, and to be considered for award, each Bidder must submit written evidence, such as previous experience, present commitments and other such data as detailed under Bidder's Responsiveness and Responsibility section of the IFB (or in SUPPLEMENTARY CONDITIONS). Each Bid must contain evidence of Bidder's qualification to do business in the State where the Project is located or covenant to obtain such qualification prior to executing the Agreement.

10.1 How many years has your organization been in business as a Contractor?

10.2 State of Florida Contractor's license # _____
Contractor License Types _____

Broward County Certificate of Competency #: _____
Expiration Date: _____

10.3 Have you ever failed to complete work awarded to you? If Yes, where and why?

10.4 Have you personally inspected the proposed work and have you a complete plan for its performance?

10.5 Will you sub-contract any part of this work? _____ Yes _____ No

If Yes, list all proposed subcontractors to be used on this project if the Bidder is awarded the Contract for this project. The successful Bidder shall submit a COMPLETE list of any work that he proposes to subcontract and the proposed subcontractors prior to execution of the contract.

CLASSIFICATION OF WORK	NAME AND ADDRESS OF SUBCONTRACTOR
_____	_____
_____	_____
_____	_____

 (Submit any additional contractors to be used on a separate sheet.)

10.6 The following information shall be provided for this project:

- (a) Estimated total construction manhours _____
- (b) Percent manhours to be performed by Contractor's permanent staff _____
- (c) Percent manhours to be performed by direct hire employees _____
- (d) Percent manhours to be performed by Subcontractors _____

10.7 Equipment

10.8 What equipment do you own that is available for the proposed work?

10.9 What equipment will you rent for the proposed work?

10.10 What equipment will you purchase for the proposed work?

11. List all work of similar type, complexity, and comparable value as requested under the Bidder's Responsiveness and Responsibility, Responsibility Documentation, Paragraph 2 Prior Project Experience and References of the IFB. (Attach additional information on separate sheet)

Project #1

Project Name _____

Project Owner's Name _____

Owner's Address _____

Phone Number _____ Email address _____

Contact information for the Project (if different from above)

Contact Person Phone Number Email Address

Nature of Work _____

Original Contract Completion Time (Days) _____

Original Contract Completion Date _____

Actual Final Contract Completion Date _____

Original Contract Price _____

Actual Final Contract Price _____

Description and Value of Work Completed by Contractor _____

Description and Value of Work Completed by Subcontractors _____

Project #2

Project Name _____

Project Owner's Name _____

Owner's Address _____

Phone Number _____ Email address _____

Contact information for the Project (if different from above)

Contact Person Phone Number Email Address

Nature of Work _____

Original Contract Completion Time (Days) _____

Original Contract Completion Date _____

Actual Final Contract Completion Date _____

Original Contract Price _____

Actual Final Contract Price _____

Description and Value of Work Completed by Contractor _____

Description and Value of Work Completed by Subcontractors _____

Project #3

Project Name _____

Project Owner's Name _____

Owner's Address _____

Phone Number _____ Email address _____

Contact information for the Project (if different from above)

Contact Person Phone Number Email Address

Nature of Work _____

Original Contract Completion Time (Days) _____

Original Contract Completion Date _____

Actual Final Contract Completion Date _____

Original Contract Price _____

Actual Final Contract Price _____

Description and Value of Work Completed by Contractor _____

Description and Value of Work Completed by Subcontractors _____

REQUESTED INFORMATION BELOW IS ON THE ATTRIBUTES TAB FOR THE BID IN THE EBID SYSTEM. PROVIDE THIS INFORMATION ELECTRONICALLY.

12. Conflict Of Interest

Conflict of Interest: For purposes of determining any possible conflict of interest, all bidders must disclose if any City of Pompano Beach employee is also an owner, corporate officer, or employee of their business. Indicate either "Yes" (a City employee is also associated with your business), or "No". If answer is "Yes", you must file a statement with the Supervisor of Elections, pursuant to Florida Statutes 112.313.)

No ____ Yes ____

END OF SECTION

REQUESTED CERTIFICATION BELOW IS ON THE ATTRIBUTES TAB FOR THE BID IN THE EBID SYSTEM. PROVIDE THIS INFORMATION ELECTRONICALLY.

STATEMENT UNDER SECTION 287.087
FLORIDA STATUTES, ON DRUG-FREE WORKPLACE

Preference must be given to Contractors submitting certification with their bid or proposal, certifying they have a drug-free workplace in accordance with Florida Statutes, Section 287.087. This requirement affects all public entities of the State and becomes effective January 1, 1991.

Preference shall be given to businesses with drug-free workplace programs. Whenever two or more bids which are equal with respect to price, quality and service are received by the State or by any political subdivision for the procurement of commodities or contractual services, a bid received from a business that certifies that it has implemented a drug-free workplace program shall be given preference in the award process. Established procedures for processing tie bids will be followed if none of the tied vendors have a drug-free workplace program. In order to have a drug-free workplace program, a business shall:

- (1) Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.
- (2) Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.
- (3) Give each employee engaged in providing the commodities or contractual services that are under bid, a copy of the statement specified in subsection (1).
- (4) In the statement specified in subsection (1) notify the employees that as a condition of working on the commodities or contractual services that are under bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of Chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace, no later than five (5) days after such conviction.
- (5) Impose a sanction on, or require the satisfactory participation in, a drug abuse assistance or rehabilitation program if such is available in the employee's community, by an employee who is so convicted.
- (6) Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

As the person authorized to sign this statement, I certify that his firm complies with the above requirements.

 CONTRACTOR'S SIGNATURE

 CONTRACTOR'S PRINTED NAME

Date: _____

City of Pompano Beach Florida

Local Business Subcontractor Utilization Report

Project Name (1)		Contract Number and Work Order Number (if applicable) (2)	
Report Number (3)	Reporting Period (4) to	Local Business Contract Goal (5)	Estimated Contract Completion Date (6)
Contractor Name (7)	Contractor Telephone Number (8) () -		
Contractor Street Address (10)	Project Manager Name (11) () -		
		Contractor Email Address (9)	Project Manager Email Address (13)

Local Business Payment Report						
Federal Identification Number ⁽¹⁴⁾	Local Subcontractor Business Name ⁽¹⁵⁾	Description of Work ⁽¹⁶⁾	Project Amount ⁽¹⁷⁾	Amount Paid this Reporting Period ⁽¹⁸⁾	Invoice Number ⁽¹⁹⁾	Total Paid to Date ⁽²⁰⁾
Total Paid to Date for All Local Business Subcontractors ⁽²¹⁾ \$						0.00

I certify that the above information is true to the best of my knowledge.

Contractor Name – Authorized Personnel (print) (22)	Contractor Name – Authorized Personnel (sign) (23)	Title (24)	Date (25)
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Local Business Subcontractor Utilization Report Instructions

- Box (1) Project Name** – Enter the entire name of the project.
- Box (2) Contract Number (work order)** – Enter the contract number and the work order number, if applicable.
- Box (3) Report Number** - Enter the Local Business Subcontractor Utilization Report number. Reports must be in a numerical series (i.e., 1, 2, 3).
- Box (4) Reporting Period** - Enter the beginning and end dates this report covers (i.e., 10/01/2016 – 11/01/2016).
- Box (5) Local Contract Goal** - Enter the Local Contract Goal percentage on entire contract.
- Box (6) Contract Completion Date** - Enter the expiration date of the contract, (not work the order).
- Box (7) Contractor Name** - Enter the complete legal business name of the Prime Contractor.
- Box (8) Contractor Telephone Number** - Enter the telephone number of the Prime Contractor.
- Box (9) Contractor Email Address** - Enter the email address of the Prime Contractor.
- Box (10) Contractor Street Address** – Enter the mailing address of the Prime Contractor.
- Box (11) Project Manager Name** - Enter the name of the Project Manager for the Prime Contractor on the project.
- Box (12) Project Manager Telephone Number** – Enter the direct telephone number of the Prime Contractor's Project Manager.
- Box (13) Project Manager Email Address** – Enter the email address of the Prime Contractor's Project Manager.
- Box (14) Federal Identification Number** – Enter the federal identification number of the Local Subcontractor(s).
- Box (15) Local Subcontractor Business Name** – Enter the complete legal business name of the Local Subcontractor(s).
- Box (16) Description of Work** – Enter the type of work being performed by the Local Subcontractor(s) (i.e., electrical services).
- Box (17) Project Amount** – Enter the dollar amount allocated to the Local Subcontractor(s) for the entire project (i.e., amount in the subcontract agreement).
- Box (18) Amount Paid this Reporting Period** – Enter the total amount paid to the Local Subcontractor(s) during the reporting period.
- Box (19) Invoice Number** – Enter the Local Subcontractor's invoice number related to the payment reported

this period.

- Box (20) Total Paid to Date** – Enter the total amount paid to the Local Subcontractor(s) to date.
- Box (21) Total Paid to Date for All Local Subcontractor(s)** – Enter the total dollar amount paid to date to all Local Subcontractors listed on the report.
- Box (22) Contractor Name Authorized Personnel (print)** – Print the name of the employee that is authorized to execute the Local Subcontractor Utilization Report.
- Box (23) Contractor Name Authorized Personnel (sign)** – Signature of authorized employee to execute the Local Subcontractor Utilization Report.
- Box (24) Title** – Enter the title of authorized employee completing the Local Subcontractor Utilization Report.
- Box (25) Date** – Enter the date of submission of the Local Subcontractor Utilization Report to the City.

LOCAL BUSINESS PARTICIPATION GOAL ANNOUNCEMENT

BID # _____

The City of Pompano Beach is **strongly committed** to ensuring the participation of City of Pompano Beach Businesses as contractors and subcontractors for the procurement of goods and services, including labor, materials and equipment.

Bidders are required to participate in the City of Pompano Beach's Local Business Program by including, as part of their bid package, the Local Business Participation Form (Exhibit "A"), and the Letter of Intent Form (Exhibit "B").

Bidders should utilize businesses that, for a minimum of one year, are physically located in the City of Pompano Beach with a current Business Tax Receipt, whose permanent place of business may not be a post office box. The business must be located in a non-residential zone, and must actually distribute goods or services from that location. The business must be staffed with full-time employees within the limits of the city.

You can view the list of City businesses that have a current Business Tax Receipt on the City's website, and locate local firms that are available to perform the work required by the bid specifications. The business information, sorted by business use classification, is posted on the webpage for the Business Tax Receipt Division: www.pompanobeachfl.gov by selecting the Pompano Beach Business Directory in the Shop Pompano! section.

Bidders who are unable to meet the local business goals should also demonstrate and document that good faith efforts were made to achieve the goal by providing the Local Business Unavailability Form (Exhibit C), listing firms that were contacted but not available, and the Good Faith Effort Report (Exhibit D), describing the efforts made to include local business participation in the contract.

The required goal for this bid is 15% for Local Businesses.

REQUESTED INFORMATION BELOW IS ON LOCAL BUSINESS PROGRAM AND SMALL BUSINESS ENTERPRISE FORM ON THE BID ATTACHMENTS TAB. BIDDERS ARE TO COMPLETE FORM IN ITS ENTIRETY AND INCLUDE COMPLETED FORM IN YOUR PROPOSAL THAT MUST BE UPLOADED TO THE RESPONSE ATTACHMENTS TAB IN THE EBID SYSTEM.

LOCAL BUSINESS EXHIBIT "A"
CITY OF POMPANO BEACH, FLORIDA
LOCAL BUSINESS PARTICIPATION FORM

Solicitation Number & Title: _____ Prime Contractor's Name: _____

<u>Name of Firm, Address</u>	<u>Contact Person, Telephone Number</u>	<u>Type of Work to be Performed/Materials to be Purchased</u>	<u>Contract Amount</u>

LOCAL BUSINESS EXHIBIT "B"
LOCAL BUSINESS
LETTER OF INTENT TO PERFORM AS A LOCAL SUBCONTRACTOR

Bid Number _____

TO: _____
(Name of Prime or General Bidder)

The undersigned City of Pompano Beach business intends to perform subcontracting work in connection with the above contract as (check below)

_____ an individual

_____ a corporation

_____ a partnership

_____ a joint venture

The undersigned is prepared to perform the following work in connection with the above Contract, as hereafter described in detail:

at the following price: _____

(Date)

(Name of Local Business Contractor)

(address)

(address City, State Zip Code)

BY: _____
(Name)

LOCAL BUSINESS EXHIBIT "C
LOCAL BUSINESS
UNAVAILABILITY FORM

BID # _____

I, _____
(Name and Title)

of _____, certify that on the _____ day of

_____, _____, I invited the following LOCAL BUSINESSES to bid work items to be performed in the City of Pompano Beach:

Business Name, Address	Work Items Sought	Form of Bid Sought (i.e., Unit Price, Materials/Labor, Labor Only, etc.)
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Said Local Businesses:

- _____ Did not bid in response to the invitation
- _____ Submitted a bid which was not the low responsible bid
- _____ Other: _____

Name and Title: _____

Date: _____

Note: Attach additional documents as available.

LOCAL BUSINESS EXHIBIT "D"
GOOD FAITH EFFORT REPORT
LOCAL BUSINESS PARTICIPATION

BID # _____

1. What portions of the contract have you identified as Local Business opportunities?

2. Did you provide adequate information to identified Local Businesses? Please comment on how you provided this information.

3. Did you send written notices to Local Businesses?

____ Yes ____ No

If yes, please include copy of the notice and the list of individuals who were forwarded copies of the notices.

4. Did you advertise in local publications?

____ Yes ____ No

If yes, please attach copies of the ads, including name and dates of publication.

5. What type of efforts did you make to assist Local Businesses in contracting with you ?

7. List the Local Businesses you will utilize and subcontract amount.

_____	\$ _____
_____	\$ _____
_____	\$ _____

8. Other comments: _____

LOCAL BUSINESS EXHIBIT "D" – Page 2

BID BOND

STATE OF FLORIDA)
)
 ss
)

KNOW ALL MEN BY THESE PRESENTS, that we , _____
 _____ as principal, and

hereinafter called Surety, are held and firmly bound unto The City of Pompano Beach, Pompano Beach, Florida, a political subdivision of the State of Florida, and represented by its City Commission hereinafter called OWNER, in the sum of _____ Dollars (\$ _____) lawful money of the United States of America, for the payment of which well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors and assigned, jointly and severally, by these presents.

WHEREAS, the Principal contemplates submitting or has submitted a Bid to the OWNER for the furnishing of all labor, materials, equipment, machinery, tools, apparatus, means of transportation for, and the performance of the work covered in the Proposal and the detailed Drawings and Specifications, entitled:

(Bid Name) _____

WHEREAS, it was a condition precedent to the submission of said bid that a cashier's check or bid bond in the amount of 5 percent of the base bid be submitted with said bid as a guarantee that the Bidder would, if awarded the Contract, enter into a written Contract with the OWNER for the performance of said Contract, within 10 consecutive calendar days after written notice having been given of the award of the Contract.

NOW, THEREFORE, the conditions of this obligation are such that is the Principal within 10 consecutive calendar days after written notice of such award being given to Principal, enters into the contract to such award and gives a Performance and Payment Bond, each in an amount equal to 100 percent of the base bid, satisfactory to the OWNER, then this obligation shall be void; in the event of the failure of Principal to enter into such contract and bond, the sum herein stated shall be due and payable to the OWNER and the Surety herein agrees to pay the sum immediately upon demand of the OWNER in good and lawful money of the United States of America, as liquidated damages for failure thereof of said Principal; otherwise, it shall remain in full force and effect.

IN WITNESS WHEREOF, the said _____,
as Principal herein, has caused these presents to be signed in the name by its _____
_____ and attested by its _____ under its corporate seal,
and the said _____
_____ as Surety herein, has caused these presents to be signed in its name by
its _____
under its corporate seal, this _____ day of _____ A.D. _____
(year)

Signed, sealed and delivered in
the presence of:

_____ As to Principal

Principal - _____

By: _____

Surety _____

By: _____

Attorney-in-Fact
(Power-of-Attorney to be attached)

By: _____

Resident Agent

END OF SECTION

AGREEMENT

THIS AGREEMENT is dated as of the _____ day of _____ in the year 20__ by and between CITY OF POMPAÑO BEACH, FLORIDA (hereinafter called OWNER) and _____ (hereinafter called CONTRACTOR).

OWNER and CONTRACTOR, in consideration of the mutual covenants hereinafter set forth, agree as follows:

Article 1. WORK

The project consist of the furnishing of all labor, equipment and materials for:

The Project for which the Work under the Contract Documents may be the whole or only a part is generally described as follows: (Bid Name) _____.

Article 2. ENGINEER

The Project has been designed by _____ who is hereinafter called ENGINEER and who is to act as OWNER'S representative, assume all duties and responsibilities and have the rights and authority assigned to ENGINEER in the Contract Documents in connection with completion of the Work in accordance with the Contract Documents.

Article 3. CONTRACT TIME

The Work will be substantially completed within _____ days from the date the Contract Time commences to run as provided in the EXHIBIT "B" GENERAL CONDITIONS, and completed and ready for final payment in accordance with the EXHIBIT "B" GENERAL CONDITIONS within _____ days from the date the Contract Time commences to run.

Article 4. LIQUIDATED DAMAGES

OWNER and CONTRACTOR recognize that time is of the essence of the Agreement and that OWNER will suffer financial loss if the Work is not completed within the times specified in Article 3, above, plus any extensions thereof allowed in accordance with the EXHIBIT "B" GENERAL CONDITIONS. They also recognize the delays, expense and difficulties involved in the proving in a legal or arbitration proceeding the actual loss suffered by OWNER if the Work is not completed on time. Accordingly, instead of requiring any such proof, OWNER and CONTRACTOR agree that as liquidated damages for delay (but not as a penalty) CONTRACTOR shall pay OWNER two hundred and 00/100 dollars (\$200.00) for each day that expires after the time specified in Article 3 for Substantial Completion, plus any monies paid by the OWNER to the ENGINEER for additional engineering and inspection services until the Work is substantially complete. After Substantial Completion if CONTRACTOR shall neglect, refuse or fail to complete the remaining Work within the Contract Time or any proper extension thereof granted by OWNER, CONTRACTOR shall pay the OWNER one hundred and 00/100 (\$100.00) for each day that expires after the time specified in Article 3 for completion of Work and readiness for final

payment, plus any monies paid by the OWNER to the ENGINEER for additional engineering and inspection services.

Article 5. CONTRACT PRICE

OWNER shall pay CONTRACTOR for completion of the Work in accordance with the Contract Documents in current funds as follows:

See BID PROPOSAL attached from bid/contract documents.

Article 6. PAYMENT PROCEDURES

6.1 CONTRACTOR shall submit Applications for Payment in accordance with the EXHIBIT "B" GENERAL CONDITIONS. Applications for Payment will be processed by ENGINEER as provided in the EXHIBIT "B" GENERAL CONDITIONS.

6.2 Progress Payments. OWNER shall make progress payments on account of the Contract Price on the basis of CONTRACTOR'S Applications for Payment as recommended by ENGINEER, on or about the 1st day of each month during construction as provided below. All progress payments will be on the basis of the progress of the Work measured by the schedule of values established in the EXHIBIT "B" GENERAL CONDITIONS (and in the case of Unit Price Work based on the number of units completed) or, in the event there is no schedule of values, as provided in the General Requirements.

6.2.1 Prior to Substantial Completion, progress payments will be made in an amount equal to the percentage indicated below, but, in each case, less the aggregate of payments previously made and such amounts as ENGINEER shall determine, or OWNER may withhold, accordance with the EXHIBIT "B" GENERAL CONDITIONS.

10% of Work completed will be withheld by OWNER as retainage.

6.2.2 Upon Substantial Completion, in an amount sufficient to increase total payments to CONTRACTOR to 90% of the Contract Price, less such amounts as ENGINEER shall determine, or OWNER may withhold, in accordance with the EXHIBIT "B" GENERAL CONDITIONS.

6.3 Final Payment. Upon final completion and acceptance of the Work in accordance with the EXHIBIT "B" GENERAL CONDITIONS, OWNER shall pay the remainder of the Contract Price as recommended by ENGINEER as provided in said EXHIBIT "B" GENERAL CONDITIONS.

Article 7. CONTRACTOR'S REPRESENTATIONS

In order to induce OWNER to enter into this Agreement, CONTRACTOR makes the following representations:

7.1 CONTRACTOR has familiarized itself with the nature and extent of the Contract documents,

Work, site, locality, and all local conditions and Laws and Regulations that in any manner may affect cost, progress, performance or furnishing of the Work.

7.2 CONTRACTOR has studied carefully all reports of explorations and tests of subsurface conditions and drawings of physical conditions which are identified in the bid, and accepts the determination set forth in the bid of the extent of the technical data contained in such reports and Drawings upon which CONTRACTOR is entitled to reply.

7.3 CONTRACTOR has obtained and carefully studied (or assumes responsibility for obtaining and carefully studying) all such examinations, investigations, explorations, tests, reports and studies in addition to or to supplement physical conditions at or contiguous to the site or otherwise may affect the cost, progress, performance or furnishing of the Work as CONTRACTOR considers necessary for the performance or furnishing of the Work at the Contract Price, within the Contract Time and in accordance with other terms and conditions of the Contract Documents, including specifically the provisions of the EXHIBIT "B" GENERAL CONDITIONS; and no additional examinations, investigations, explorations, tests, reports, studies or similar information or data are or will be required by CONTRACTOR for such purposes.

7.4 CONTRACTOR has reviewed and checked all information and data shown or indicated on the Contract Documents with respect to existing Underground Facilities at or contiguous to the site and assumes responsibility for the accurate location of said Underground Facilities. No additional examinations, or investigations, explorations, tests, reports, studies or similar information or data in respect of said Underground Facilities are or will be required by CONTRACTOR in order to perform and furnish the Work at the Contract Price, within the Contract Time and in accordance with the other terms and conditions of the Contract Documents.

7.5 CONTRACTOR has correlated the results of all such observations, examinations, investigations, explorations, tests, reports and studies with the terms and conditions of the Contract Documents.

7.6 CONTRACTOR has given ENGINEER written notice of all conflicts, errors or discrepancies that he has discovered in the Contract Documents and the written resolution thereof by ENGINEER is acceptable to CONTRACTOR.

Article 8. CONTRACT DOCUMENTS

The Contract Documents which comprise the entire agreement between OWNER and CONTRACTOR concerning the Work consist of this Agreement and the following Exhibits, attached hereto and by reference incorporated herein and made a part hereof:

Exhibit "A" – Invitation for Bid (IFB), including, but not limited to, original IFB, specifications, drawings, exhibits to the IFB, insurance requirements and any addenda issued.

Exhibit "B" – EXHIBIT "B" GENERAL CONDITIONS

Exhibit "C" – Supplementary Conditions

Exhibit "D" – All documentation submitted by the CONTRACTOR; including, but not limited to, CONTRACTOR's Bid Pages, CONTRACTOR's sworn statement on drug-free workplace, CONTRACTOR'S insurance certificate, any documentation submitted by the CONTRACTOR prior and after award in relation to the IFB and this Agreement

Exhibit "E" – Payment, Performance bonds and/or other performance security

This Agreement and the exhibits listed above, including any approved amendments to the Agreement comprise the entirety of the contract documents between the CITY and CONTRACTOR. This Agreement may only be amended, modified or supplemented as provided in Exhibit "B", General Conditions.

Any inconsistency in this Agreement and its exhibits listed above shall be resolved by giving precedence in the following order:

- a) This Agreement
- b) Exhibit "B", General Conditions
- c) Exhibit "B", Supplementary Conditions
- d) Exhibit "A", IFB, addenda and documentation

Article 9. MISCELLANEOUS

9.1 Terms used in this Agreement which are defined in the EXHIBIT "B" GENERAL CONDITIONS will have the meanings indicated in the EXHIBIT "B" GENERAL CONDITIONS.

9.2 No assignment by a party hereto of any rights under or interests in the Contract Documents will be binding on another party hereto without the written consent of the party sought to be bound; and specifically but without limitation moneys that may become due and moneys that are due may not be assigned without such consent (except to the extent that the effect of this restriction may be limited by law), and unless specifically stated to the Contrary in any written consent to an assignment no assignment will release or discharge the assignor from any duty or responsibility under the Contract Documents.

9.3 OWNER and CONTRACTOR each binds itself, its partners, successors, assigns and legal representatives to the other party hereto, its partners, successors, assigns and legal representatives in respect of all covenants, agreements and obligations contained in the Contract Documents.

THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK

Witnesses:

CITY OF POMPANO BEACH

By: _____
Lamar Fisher, Mayor

By: _____
Gregory P. Harrison, City Manager

Attest:

Asceleta Hammond, City Clerk

(SEAL)

Approved as to form:

Mark E. Berman, City Attorney

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this _____ day of _____, 20__ by **LAMAR FISHER**, as Mayor, **GREGORY P. HARRISON** as City Manager and **ASCELETA HAMMOND**, as City Clerk of the City of Pompano Beach, Florida, a municipal corporation, on behalf of the municipal corporation, who are personally known to me.

NOTARY'S SEAL:

NOTARY PUBLIC, STATE OF FLORIDA

(Name of Acknowledger Typed, Printed or Stamped)

Commission Number

CONTRACTOR

Witnesses:

(Print name of company)

By: _____

Print Name: _____

Title: _____

ACKNOWLEDGMENT OF CONTRACTOR, IF AN INDIVIDUAL

STATE OF }
 }
COUNTY OF } ss:

On this _____ day of _____, _____, before me personally came and
appeared _____, to me

known to me to be the person described in and who executed the foregoing contract and acknowledged
that he executed the same.

Witness my hand and official notarial seal at _____
_____ the day and year above written.

Notary Public

My Commission Expires: _____

ACKNOWLEDGMENT OF CONTRACTOR, IF A PARTNERSHIP

STATE OF _____ }
COUNTY OF _____ } SS:

On this _____ day of _____, _____, before me
personally came and appeared

known to me to be one of the members of the partnership of _____
 _____ described in and who executed the foregoing instrument and he
 acknowledged that he executed the same on behalf of said partnership and that same is the act and
 deed of said partnership.

Witness my hand and official notarial seal at _____
_____ the day and year above written.

Notary Public

My Commission Expires: _____

ACKNOWLEDGMENT OF CONTRACTOR, IF A CORPORATION

STATE OF }
 }
COUNTY OF } ss:

On this _____ day of _____, _____, before me personally came and appeared _____, to me known, who, being by me duly sworn, did depose and say that he resides at _____, that he is the _____ of _____, the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that one of the impressions affixed to said instrument is an impression of such seal; that he is the proper official of said corporation designated to execute such contract, that he has authority so to do, that he executed same for and in behalf of said corporation, and this his act is the act and deed of said corporation.

Witness my hand and official notarial seal at _____
_____ the day and year above written.

Notary Public

My Commission Expires: _____

Bond No. _____

Performance Bond

Project No:
Project Title:

KNOW ALL PERSONS BY THESE PRESENTS, that:

as Principal, and

a corporation duly authorized to transact business in the State of Florida, as Surety, are held and firmly bound unto The City of Pompano Beach, Florida, a body Corporate and politic under the laws of Florida, in the sum of:

(Written Amount)

(Figures)

good and lawful money of the Unites States, well and truly to be paid, and for the payment whereof, we the undersigned, Principal and Surety, jointly and severally, hereby firmly bind ourselves, our heirs, assigns, successors, and legal representatives.

WHEREAS, the above bounded Principal (hereafter alternately referred to as "Contractor") did on

enter into a Contract with the said The City of Pompano Beach, Florida (hereafter alternately referred to as "Owner") a body corporate and politic as aforesaid, in and by which the said above bounded Principal did undertake and agree to furnish all labor, implements, machinery, equipment, tools and materials necessary therefore and to install, build, erect, construct the project named above in accordance with the certain plans and specifications prepared by:

to which plans and specifications and said contract reference is here made and all thereof made a part hereof as if fully set forth herein.

WHEREAS, it was one of the conditions of the award of said contract with The City of Pompano Beach, Florida that these presents should be executed.

NOW THEREFORE, the conditions of this obligation are such that if the above bounded Principal shall in all aspects fully comply with, carry out and perform the terms and conditions of said contract and his obligations thereunder, including the Specifications, Proposal, Plans and Contract Documents therein referred to and made a part hereof, and therein provided for and shall indemnify and save harmless The City of Pompano Beach, Florida against and from all costs, expenses, damages, injury, or be subjected by reason of any wrongdoing, misconduct, want of care or skill, negligence, or default, including patent infringement on the part of said Principal or his agents, employees or subcontractors, in the execution or performance of said contract and shall promptly pay all just claims for damages or injury to property and for all work done or skill, tools, and machinery, supplies, labor, and materials furnished and debts incurred by said principal in or about the construction or improvements or additions contracted for, then this obligation to be void, otherwise, to remain in full force and effect.

Whenever Contractor shall be, and declared by the Owner to be in default under the Contract, the Surety may promptly remedy the default, or shall promptly:

1. Complete the Contract in accordance with its terms and conditions: or
2. Obtain a bid or bids for completing the Contract in accordance with its terms and conditions, and upon determination by Surety of the lowest responsible Bidder, or, if the Owner elects, upon determination by Owner and Surety jointly of the lowest responsible Bidder, arrange for a contract between such Bidder and Owner, and make available as work progresses (even though there should be a default or a succession of defaults under the Contract or Contracts of completion arranged under this paragraph) sufficient funds to pay the cost of completion less the balance of the Contract Price; but not exceeding, including other costs and damages for which the Surety may be liable hereunder, the amount set forth in the first paragraph hereof. The term "balance of the Contract Price," as used in this paragraph, shall mean the total amount payable by Owner to Contractor under the Contract and any amendments thereto, less the amount properly paid by Owner to Contractor.

To the limit of the amount of this Bond, Surety's liability to Owner shall include but not be limited to, the cost of the completion of the construction contract and correction of defective work before or after completion of the construction contract; additional legal, design professional, and liquidated damages as specified in the Contract Documents arising out of and in connection with Principal's default and Surety's actions, inactions, and all costs incident to ascertaining the nature and extent of the Principal's default, including engineering, accounting and legal fees.

And the said Surety to this Bond, for value received, hereby stipulates and agrees that no change, extension of time, alterations or additions to the terms of the contract or to the work to be performed thereunder or the specifications accompanying same shall in any way affect its obligation on this Bond, and it does hereby waive notice of any such change, extensions of the time, alteration or addition to the terms of the contract or to the work or to the specifications. Additionally, Surety hereby stipulates and agrees that the bond penalty set forth above shall automatically increase coextensively with any Owner approved change orders which increase the overall contract amount.

Contractor shall give written notice to Owner of any alleged default by the Owner under the Construction Contract. Owner shall have not less than ninety (90) days after receipt of such notice to cure such default before the surety is allowed to assert the default as a defense against Owner. The only types of default that may be asserted against Owner shall be monetary defaults. The surety waives any defense of timeliness of completion if time extensions are granted by the Owner to the Construction Contractor.

No right of action shall accrue on this Bond to any person or entity other than the Owner or its heirs, executors, administrators, successors or assigns. Any suit under this Bond must be instituted within five (5) years from the date the cause of action accrued.

IN TESTIMONY WHEREOF, the Principal and Surety have caused these presents to be duly signed in, at
Pompano Beach, Broward County, Florida, this

_____ day of _____

Countersigned By:

Contractor:

By: (Signature) _____

(SEAL)

Surety:

**(SEAL OF
SURETY)**

By: _____
Address: _____

Bond No. _____

PAYMENT BOND FORM

Project No:

Project Title:

Facility Name:

BY THIS BOND, WE, _____, as Principal,

and _____, a corporation, as Surety, are bound to The City of Pompano Beach, Florida, herein called "Owner", in the sum of :

(Written Amount)

(Figures)

for the payment of which we bind ourselves, our heirs, personal representatives, successors, and assigns, jointly and severally. This Payment Bond is intended to be governed by 255.05, F.S.

THE CONDITION OF THIS BOND is that if Principal:

1. Promptly makes payments to all lienors supplying labor, material, and supplies used directly or indirectly by Principal in the prosecution of the work provided in the contract dated

between Principal and Owner for construction of the Project named above, the contract being made a part of this bond by reference; and

2. Pays Owner all loss, damage, expenses, costs, and attorney's fees, including appellate proceedings, that Owner sustains because of default by Principal under paragraph 1. of this bond;

then this bond is void; otherwise, it remains in full force.

Any changes in or under the contract documents and compliance or noncompliance with formalities connected with the contract or with the changes do not affect Surety's obligation under this bond.

Dated on : _____**(SEAL OF SURETY)**

Name of Surety: _____

By: _____
Attorney in Fact**(SEAL OF PRINCIPAL)**

Name of Principal: _____

By: _____
Its authorized officer

General Conditions of the Contract

ARTICLE 1. DEFINITIONS.

- 1.01 **The Contract Documents:** The Contract Documents consist of the Agreement Form, Addenda, Supplementary Conditions, General Conditions, Documents contained in the Project Manual, Drawings, Plans, Specifications, and all modifications issued after execution of the Contract.
- 1.02 **The Owner, the Contractor, and the Project Consultant:** are those mentioned as such in the Contract Documents.
- 1.02.01 **Owner:** The City of Pompano Beach, Florida, (also referred to as the "City").
- 1.02.02 **Contractor:** The "party of the second part" to the Contract. The person, firm or corporation with whom a contract has been made with the Owner for the performance of the Work defined by the Contract Documents.
- 1.02.03 **Project Consultant:** The individual, partnership, corporation, association, joint venture, or any combination thereof, of properly registered professional architects, engineers or other design professionals who has entered into a contract with the Owner to provide professional services for development of the design and Contract Documents for the Work of this Project and provide Construction Contract Administration as described in the Contract Documents.
- 1.03 **City Engineer:** City Engineer of the City of Pompano Beach, Florida.
- 1.04 **Final Completion:** Means that date subsequent to the date of Substantial Completion at which time the Contractor has completed all of the Work (or designated portion thereof) in accordance with the Contract Documents as certified by the Project Consultant and/or approved by the Owner. In addition, Final Completion shall not be deemed to have occurred until any and all governmental bodies, boards, entities, etc., which regulate or have jurisdiction of the Work, have inspected, approved and certified the Work.
- 1.06 **Inspector:** An employee(s) of The City of Pompano Beach, Florida, referred to hereinafter as the "Inspector," who(m) is/are assigned by the City Engineer to periodically inspect the Project during the construction process, and who assist(s) the City Engineer in reviewing field performance and its compliance with the Contract Documents.
- 1.06.01 **Resident Inspector:** An employee or subconsultant of the **Project Consultant** employed to perform either periodic or full-time specific inspection duties.
- 1.07 **Other Contractors:** Any person, firm or corporation with whom a Contract has been made by the Owner for the performance of any work on the site, which work is not a portion of the Work covered by the Contract.
- 1.08 **Owner's Representative:** The City Official who has been delegated responsibility by the City Manager to act as the City's project coordinator. (In most cases, the City Engineer shall be assigned this duty.)
- 1.09 **Phase:** A designated subdivision of the Work, usually with its own requirements for Substantial and Final Completion, and liquidated damages. A Phase may be designated for completion by the Owner's own forces, or by Other Contractors.
- 1.10 **The Project:** The total construction of which the Work performed under the Contract Documents may be the whole or a part and which may include construction by the Owner or by separate contractors.
- 1.11 **Punch List:** A list of items of work required to render complete, satisfactory, and acceptable the construction services provided for in the Contract Documents and created pursuant to Florida Statute 218.735(7)(a).

- 1.12 **Subcontractor:** A person or entity other than a materialman or laborer who enters into a Contract with Contractor for the performance of any part of Contractor's Work. The term "Subcontractor" is referred to throughout the Contract Documents as if singular in number and means a Subcontractor or an authorized representative of the Subcontractor. The term "Subcontractor" does not include a separate contractor or subcontractors of a separate contractor.
- 1.13 **Sub-subcontractor:** A person or entity other than a materialman or laborer who enters into a contract with a Subcontractor for the performance of any part of such Subcontractor's contract. The term "Sub-subcontractor" is referred to throughout the Contract Documents as if singular in number and means a Sub-subcontractor or an authorized representative of the Sub-subcontractor. The term "Sub-subcontractor" does not include separate subcontractors of a separate contractor.
- 1.14 **Submittals:** Are prepared by the Contractor or those working on his behalf (subcontractors, material suppliers, and others) to show how a particular aspect of the Work is to be fabricated and installed. The Contractor's submittals include shop drawings, product data, samples, mock-ups, test results, warranties, maintenance agreements, workmanship bonds, project photographs, record documents, field measurement data, operating and maintenance manuals, reports, certifications, periodic and final "as-builts", surveys, videos and other types of information described in the specifications.
- 1.15 **Substantial Completion:** The term Substantial Completion as used herein, shall mean that point at which, as certified in writing by the Project Consultant, the Work, or a designated portion thereof, is at a level of completion in substantial compliance with the Contract Documents such that the Owner or its designee can enjoy use or occupancy and can use or operate it in all respects for its intended purpose. In the event the Work includes more than one Phase, the Owner, at its discretion, may set Substantial Completion dates for each Phase and may impose provisions for liquidated damages for each Phase.
- 1.16 **Subconsultant:** A person or organization of properly registered professional architects, engineers or other design professionals who has entered an agreement with the Project Consultant to furnish professional services in support of the Project Consultants agreement with the Owner.
- 1.17 **Superintendent:** The executive representative for the Contractor present on the work at all times during progress, authorized to receive and fulfill instructions from the Owner and the Project Consultant and capable of superintending the work efficiently.
- 1.18 **Work:** The totality of the obligations, including construction and other services, imposed on the Contractor by the Contract Documents, whether completed or partially completed, and including all labor, materials, equipment, and services provided or to be provided by the Contractor to fulfill the Contractor's obligations. The Work may constitute the whole or a part of the Project.
- 1.19 **Written Notice:** Shall be deemed to have been duly served if delivered in person to the individual or to a member of the firm or to an officer of the corporation for whom it is intended, if delivered at or sent by registered mail or other traceable delivery service to the last business address known to him who gives notice. Electronic, FAX or other telephonic transmission shall not be considered as written notice.

ARTICLE 2. THE WORK.

- 2.01 The Contractor shall perform all of the Work required by the Contract Documents and shall provide materials, supplies, tools, equipment, labor and services directly related to the Work, and shall perform the Work in a good and workmanlike manner with sufficient manpower to perform the Work in accordance with the time requirements set forth in the Contract Documents, and shall perform all other acts and supply all other things necessary to complete the Work in strict accordance with the Contract Documents.
- 2.02 When completed the Work shall conform to the requirements of the Contract Documents and be completely ready for occupancy and finally completed.
- 2.03 The Contractor represents and warrants to the Owner that:

- 2.03.01 It is financially solvent and has sufficient working capital to perform the obligations under this Construction Contract;
- 2.03.02 It is experienced and skilled in the construction of the type of project described in the Contract Document;
- 2.03.03 It is able to provide the labor, materials, equipment and machinery necessary to complete the Work for the agreed upon price;
- 2.03.04 It is fully licensed under all applicable laws and authorized to do business in the State of Florida in the name of the entity identified as the "Contractor" in the Construction Contract, and is legally permitted to perform all the work set forth in this Construction Contract.
- 2.03.05 It has visited the jobsite and examined its nature and location, including without limitation: the surface conditions of the site and any structure or obstruction both natural or man-made; the surface water conditions and water ways of the site and surrounding area; the subsurface conditions of the land as disclosed by soil test borings; and the location of electric and utility lines and water, sanitary, sewer and storm drain lines, as well as site ingress and egress. The Contractor acknowledges receipt and has reviewed the site geotechnical report provided for the Owner.
- 2.03.06 It will comply with all federal, state and local governmental laws, rules and regulations relating to its responsibilities as set forth in the Contract Documents.

ARTICLE 3. COORDINATION AND CORRELATION OF DRAWINGS AND SPECIFICATIONS.

- 3.01 The Contractor represents that:
 - 3.01.01 The Contractor and Subcontractors have fully examined and compared all Drawings, Specifications and other Contract Documents including but not limited to those relating to the architectural, structural, mechanical, electrical, civil engineering and plumbing elements and have compared and reviewed all general and specific details on the Drawings and the various technical and administrative requirements of the Specifications.
 - 3.01.02 All construction materials, labor, methods, means, techniques, sequences and procedures required to carry out the Work, all safety precautions and programs required in connection with carrying out the Work, all conflicts, discrepancies, errors and omissions that Contractor is aware of as a result of the examination and comparison of the Contract Documents have been either corrected or clarified to the satisfaction of the Contractor prior to execution of this Construction Contract.
 - 3.01.03 The Contract Sum is reasonable compensation and represents the total lump sum cost for the Work and that all systems and Work shall be functional and in accordance with the requirements of the Contract Documents.
 - 3.01.04 The Contract Time is adequate for the performance of the Work.
- 3.02 The Contractor is responsible for all means, methods, techniques and sequencing of construction.
- 3.03 If, after execution of this Construction Contract, the Contractor detects a conflict, discrepancy, error or omission in the Contract Documents then it shall immediately notify Project Consultant and Owner prior to proceeding with the specific portion of the Work.

ARTICLE 4. INTENT AND INTERPRETATION.

- 4.01 With the respect to the intent and interpretation of this Contract, the Owner and the Contractor agree as follows:
 - 4.01.01 The Contractor shall have a continuing duty to read, examine, review, compare and contrast each of the documents which make up this Contract and shall immediately give written notice to the Owner and the Project Consultant of any conflict, ambiguity, error or omission which the Contractor may find with respect to these documents before proceeding with the affected Work.

- 4.01.02 The Contract Documents are complementary, and what is called for by one shall be as binding as if called for by all.
- 4.01.03 The intent of the Contract Documents is to include all labor, materials, equipment services and transportation necessary for the proper execution of the Work. The Contractor shall continually refer to drawing, specifications and other Contract Documents in this regard.
- 4.01.04 In the event of a conflict among the Contract Documents, the most stringent requirement to the Contractor shall control.
- 4.02 The Project Consultant shall be the initial interpreter of the requirements of the Contract Documents and the judge of the performance thereunder.
- 4.02.01 The Project Consultant shall render interpretations necessary for the proper execution or progress of the Work with reasonable promptness on written request of either the Owner or the Contractor, and shall render written decisions, within a reasonable time, on all claims, disputes, change order requests, substitution requests, requests for interpretation and other matters in question between the Owner and the Contractor relating to the execution or progress of the Work or the interpretation of the Contract Documents.
- 4.02.02 Interpretations and decisions of the Project Consultant shall be consistent with the intent of and reasonably inferable from the Contract Documents.
- 4.02.03 In the capacity of interpreter the Project Consultant shall endeavor to secure faithful performance by both the Owner and the Contractor, and shall not show partiality to either.

ARTICLE 5. OWNERSHIP OF THE CONTRACT DOCUMENTS WHICH MAKE UP THE CONTRACT

- 5.01 Subject to any rights the Project Consultant may have, the Contract Documents and each of them, as well as any other documents, intellectual property, software, computer-assisted material or disks relating to or regarding the Work, shall be and remain the property of the Owner. This shall be the case even if prepared, created or provided by the Project Consultant, Contractor, Subcontractor or others.
- 5.02 The Contractor shall have the right to keep copies of same upon completion of the Work; provided, however, that in no event shall the Contractor use, or permit to be used, any portion or all of same on other projects without the Owner's prior written authorization.
- 5.03 The Contractor agrees to provide any and all items referred to in this Paragraph to Owner upon demand by Owner. In the event Contractor fails to provide same to Owner as demanded, Contractor acknowledges that the Owner will need same and will be irreparably harmed and be subject to an injunction to provide same.

ARTICLE 6. TEMPORARY UTILITIES.

- 6.01 Water For Execution of the Work: The Contractor shall provide temporary water lines sufficient to supply all water needed for the construction and other services required by the Contract Documents and shall pay for all service connections and water used by the Contractor or Subcontractors unless the contrary is provided for elsewhere in the Contract Documents.
- 6.02 Electrical Energy: The Contractor shall provide temporary electrical energy and power lines sufficient to supply all electricity needed for the construction and other services required by the Contract Documents and shall pay for all service connections and electricity used by the Contractor or Subcontractors unless the contrary is provided for elsewhere in the Contract Documents.
- 6.03 Temporary Sanitary Facilities And Sewers:
 - 6.03.01 The Contractor shall provide and maintain in a neat and sanitary condition such accommodations and facilities for the use of his employees as may be necessary to comply with the regulations of any governmental agencies, departments, etc. which address or govern these issues.

- 6.03.02 No nuisance will be permitted.
- 6.03.03 Upon completion of Work, such facilities shall be removed and the premises left in a sanitary condition.
- 6.03.04 Contractor is not permitted to use restrooms or other sanitary facilities within the Owner's existing building or on-site facilities unless the contrary is provided for elsewhere in the Contract Documents.

ARTICLE 7. PROGRESS.

- 7.01 Contractor shall provide the Owner with full information in advance as to its plans for performing each part of the Work. This shall include, but not be limited to, schedules provided to the Owner as Post-Award Information and subsequently updated schedules submitted to the Owner on a monthly basis as required in Article 10 below, as a condition precedent to payment(s).
- 7.01.01 Such schedule shall be in a form acceptable to the Owner.
- 7.01.02 The Contractor's schedule shall be updated no less frequently than monthly (unless the parties otherwise agree in writing) and shall be updated to reflect conditions encountered from time to time and shall apply to the total Project.
- 7.01.03 Each such revision shall be provided to the Owner and the Project Consultant.
- 7.01.04 Compliance with the requirements of this Subparagraph shall be a condition precedent to payment to the Contractor, and failure by the Contractor to comply with said requirements shall constitute a material breach of this Contract.
- 7.01.05 By providing these Schedules to Owner, Owner does not in any way acknowledge or consent that the Schedules are acceptable or reasonable, but it is simply reviewing same for its own informational purposes.
- 7.02 If at any time during the progress of Work, the Contractor's actual progress is inadequate to meet the requirements of the Contract Documents, such as the required completion dates, the Owner may so notify Contractor who shall thereupon take such steps as may be necessary to improve its progress so as to complete the Work on or before the required Substantial Completion Date.
- 7.02.01 If within a reasonable period as determined by Owner, the Contractor does not improve performance to meet the requirements of the Contract Documents, such as the required completion dates, then the Owner may require an increase in any or all of the following: Contractor's Subcontractor crews and Contractor's own labor force, the number of shifts, overtime operation, Contractor's supervision and additional days of work per week, all without cost to Owner.
- 7.02.02 Neither such notice by Owner nor Owner's failure to issue such notice shall relieve Contractor of its obligation to achieve the quality of work and rate of progress required by the Contract Documents.
- 7.03 Failure of Contractor to comply with the instructions of the Owner may be grounds for determination by Owner that Contractor is not prosecuting its Work with such diligence as will assure completion within the time specified.
- 7.04 Upon such determination, Owner, in addition to any and all other rights set forth in the Contract Documents and remedies afforded Owner under the Contract Documents or at law, may:
 - 7.04.01 Elect to proceed with the Work with its own employees, agents, contractors, subcontractors, suppliers and assess all costs, expenses or fees for same against contractors and/or
 - 7.04.02 Terminate for cause Contractor's right to proceed with the performance pursuant to the Contract Documents, or any separable part thereof, in accordance with the applicable provisions of the Contract Documents.

ARTICLE 8. EXPEDITING

- 8.01 The Work, equipment and material provided under this Contract may be subject to expediting by Owner.
- 8.02 Owner shall be allowed reasonable access to the shops, factories and other places of business of the Contractor and/or Subcontractors for expediting purposes.
- 8.03 As required by Owner, Contractor shall supply schedules and progress reports for Owner's use in expediting, and Contractor shall cooperate with Owner and require Subcontractors to cooperate with Owner in such expediting.
- 8.04 Any expediting performance by Owner shall not relieve Contractor of its sole and primary responsibility for timeliness of delivery of the equipment and material to be provided under the Contract Document.

ARTICLE 9. COMPLETION

- 9.01 When the Contractor considers that the Work, or a portion thereof which the Owner agrees to accept separately, is substantially complete, the Contractor shall prepare and submit to the Project Consultant a comprehensive Punch List of items to be completed or corrected prior to final payment. Failure to include an item on the Punch List does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents.
 - 9.01.01 For a Project with an estimated cost of less than \$10 million, the Punch List shall be completed within thirty (30) calendar days after Substantial Completion of the Project, as same is defined in the Contract Documents. If Substantial Completion is not defined in the Contract Documents, the list shall be completed upon reaching beneficial occupancy or use.
 - 9.01.02 For a Project with an estimated cost of \$10 million or more, the Punch List shall be completed within thirty (30) calendar days, unless otherwise extended elsewhere in the Contract Documents, but not to exceed sixty (60) calendar days, after reaching Substantial Completion, as same is defined in the Contract Documents. If Substantial Completion is not defined in the Contract Documents, the list shall be completed upon reaching beneficial occupancy or use.
- 9.02 For a Project involving the construction of more than one building or structure, or involving a multiphased project, a Punch List shall be created for each building, structure, or phase of the Project pursuant to the limitations provided for above in 9.01.01 and 9.01.02, as applicable.
- 9.03 The failure to include any corrective work or pending items not yet completed on the List does not alter the responsibility of the Contractor to complete all the construction services purchased pursuant to the contract. All items that require correction under the Contract Documents and that are identified after the preparation and delivery of the Punch List remain the obligation of the Contractor as defined by the Contract Documents.
- 9.04 Upon completion of all of the items on the Punch List, the Contractor may submit a payment request for all remaining retainage withheld by the local governmental entity pursuant to this section. If a good faith dispute exists as to whether one or more items identified on the list have been completed pursuant to the Contract Documents, the Owner may continue to withhold an amount not to exceed 150 percent of the total costs to complete the outstanding item.
- 9.05 In the event that the Contractor fails, in whole or in part, to comply with the obligations and responsibilities required hereunder in paragraph 9.01, the Owner need not pay or process any payment request for remaining retainage.

ARTICLE 10. CONTRACT PAYMENTS

- 10.01 Schedule of Values:
 - 10.01.01 The Contractor shall maintain and update the Schedule of Values originally provided to the Owner as Post-Award Information.

- 10.01.02 The Contractor's Schedule of Values apportions the Contract Price among the different elements of the required Work for purposes of periodic and final payments and shall be submitted as detail in support of the Contractor's monthly Application for Payment.
- 10.01.03 The Schedule of values shall be presented with such detail, and supported with whatever information the Project Consultant or the Owner reasonably requests.
- 10.01.04 The Contractor shall not imbalance its Schedule of Values nor artificially inflate or exaggerate any element thereof. Contractor's failure to comply with this provision shall be grounds for Owner to terminate Contractor, as provided for elsewhere herein.
- 10.02 The Owner shall pay the Contract Price to the Contractor in accordance with the procedures provided herein.
- 10.02.01 On or before the **15th** day of each month after commencement of performance, but no more frequently than once monthly, the Contractor may submit an Application for Payment to the Owner for the period ending the last day of the previous month or other pay period as mutually defined and agreed to by the Contractor and Owner and as provided for in the Contract Documents. The Contractor shall also deliver a copy of the Application for Payment to the Project Consultant.
- 10.02.02 Said Application for Payment shall be in the format required elsewhere in the Contract Documents and include whatever supporting information as may be required by the Project Consultant, the Owner, or both.
- 10.02.03 The Owner shall not be required to pay for stored materials or equipment except as set forth in Article 25 below.
- 10.02.04 Each Application for Payment shall be signed by the Contractor and shall constitute the Contractor's representation that the quantity of work has reached the level for which payment is requested, that the Work has been properly installed or performed in substantial compliance with the requirements of the Contract Documents, and that the Contractor knows of no reason why payment should not be made as requested.
- 10.02.05 Upon receipt of the Application for Payment, the Project Consultant shall:
 - a. Within ten (10) days review the Application for Payment and may also review the Work at the Project site or elsewhere to determine whether the quantity and quality of the Work is as represented in the Application for Payment and is as required by the Contract Documents.
 - b. Approve in writing the amount which, in the opinion of the Project Consultant, is properly owing to the Contractor.
- 10.02.06 The Owner shall make payment to the Contractor within fifteen (15) days following the Project Consultant's written approval of the Application for Payment but in no event later than twenty-five (25) days after the invoice was received by the Owner.
- 10.02.07 The Owner may reject the Application for Payment within twenty (20) business days after the date on which the Application for Payment is stamped as received. The rejection shall be in writing and shall specify the deficiency in the payment request or invoice and the action necessary to make the payment request or invoice proper.
- 10.02.08 If the Owner disputes a portion of an Application for Payment, the undisputed portion must be timely paid.
- 10.02.09 The Contractor may submit a corrected Application for Payment which corrects the deficiency or deficiencies specified in writing by the Owner. The Owner shall either pay or reject the corrected Application for Payment within ten (10) business days after receipt of same.
- 10.02.10 If a dispute regarding the Application for Payment cannot be resolved pursuant to the process outlined herein, it must be resolved in accordance with the dispute resolution procedures outlined in Article 45.
- 10.02.11 The amount of each monthly payment shall be the amount approved for payment by the Project Consultant less such amounts, if any, otherwise owing by the Contractor to the Owner or which the Owner shall have the right to

withhold as authorized by the Contract Documents or reasonable business practices. In the event of a dispute with regard to a portion of the Application for Payment, the Owner shall pay the undisputed portion pursuant to the timeline established in this Section.

- 10.02.12 The Project Consultant's approval of the Contractor's Applications for Payment shall not preclude the Owner from the exercise of any of its rights as set forth in the Contract Documents.
- 10.02.13 The submission by the Contractor of an Application for Payment also constitutes an affirmative representation and warranty that all Work for which the Owner has previously paid is free and clear of any lien, claim, or other encumbrance by any person whatsoever.
- 10.02.14 As a condition precedent to payment, the Contractor shall, as required elsewhere in the Contract Documents and as required by the Owner, also provide to the Owner documents relating to the Project, including but not limited to, updated schedules and daily logs, properly executed documents that all subcontractors, materialmen, suppliers or others having rights, acknowledge receipt of all sums due pursuant to all prior Payment Requests and waive and relinquish any rights or other claims of any nature relating to the Project.
- 10.02.15 Furthermore, the Contractor warrants and represent that, upon payment of the Application for Payment submitted, title to all work included in such payment shall be vested in the Owner.
- 10.02.16 Dollar Value/Time Graphs: Each of the Contractor's Application for Payment shall be accompanied by a graph, prepared by the Contractor, that consecutively tracks the percentage of completion of both the Application for Payment's dollar value attained and the contract time (calendar days) elapsed, all coinciding with the date of the Application for Payment.
- 10.03 When payment is received from the Owner, the Contractor shall within five (5) days pay all subcontractors, materialmen, laborers and suppliers the amounts they are due for all work covered by such payment. In the event such payments are not made in a timely manner the Owner may, in its discretion, invoke reasonable procedures in order to protect Owner's interest or Owner's desire to assist in having subcontractors, laborers, suppliers, materialmen or others paid.
- 10.04 It is mutually agreed that payments made under this Contract shall not constitute acceptance of defective or improper materials or workmanship nor shall same act as a waiver or release of future performance in accordance with the Contract Documents.

ARTICLE 11. WITHHOLDING PAYMENT TO CONTRACTOR

- 11.01 The Owner may withhold as retainage ten (10) percent of the payment owed to the Contractor until fifty-percent (50%) completion of the Project. After fifty-percent (50%) completion is reached, the Owner will reduce the amount of retainage withheld from each subsequent progress payment to five percent.
- 11.01.01 Fifty-percent (50%) completion shall be defined in the Contract Documents. If not defined, fifty-percent (50%) completion shall be the point at which the Owner has expended fifty-percent (50%) of the total cost of the construction services purchased with all costs associated with existing change orders and any other additions or modifications to the construction services provided for in the Contract Documents.
- 11.01.02 After fifty-percent (50%) completion of the Project, the Contractor may present to the Owner an Application for Payment of up to one-half of the retainage retained by the Owner prior to the fifty-percent completion date. The Owner shall promptly make such payment unless the Owner has grounds for withholding the payment retainage as provided herein.
- 11.02 If the City pays the retainage amount upon the Contractor's request which is attributable to the labor, services, or materials supplied by one or more contractors or suppliers, the Contractor shall timely remit payment of such retainage to those subcontractors or suppliers.

- 11.03 Regardless of the provisions in this Article, in no event shall the Owner be required to pay or release any amounts that are the subject of a good faith dispute, a claim brought pursuant to Fla. Stat. § 255.05, or otherwise the subject of a claim or demand by the Owner.
- 11.04 In addition to the Retainage, payments, including but not limited to Final Payment, may be withheld or reduced by the Owner in its sole discretion if any of the following exists:
 - 11.04.01 The Work is not proceeding in accordance with the Construction Documents Schedule as anticipated by the Project Consultant or the Owner. In that event, the Project Consultant or the Owner will assess the anticipated delay and the Owner will use the amounts specified for Liquidated Damages as the basis for amounts withheld. Said funds shall be held until such time as the Project Consultant or Owner determine that the Work is back on schedule. By making said funds available to Contractor, Owner does not waive its right to assess liquidated damages at the completion of the Project;
 - 11.04.02 Liquidated Damages as set forth in this Contract;
 - 11.04.03 Defective Work unremedied;
 - 11.04.04 Punch-List items unremedied;
 - 11.04.05 Subject to Owner's written notice to Contractor in accordance with the Contract Documents back charge items for work performed by Owner or another contractor at the request of Owner, which work is within the scope of the Work under this Construction Contract;
 - 11.04.06 Claims filed by subcontractors, laborers, suppliers, materialmen or others;
 - 11.04.07 Failure to comply with any and all insurance requirements;
 - 11.04.08 Failure of the Contractor to make payment properly to Subcontractors or others;
 - 11.04.09 Damage to the Owner or another contractor;
 - 11.04.10 Reasonable evidence that the Work will not be completed on or before the Substantial Completion or Final Completion Date;
 - 11.04.11 Failure of the Contractor to carry out any of its obligations in accordance with the Contract Documents;
 - 11.04.12 Failure of the Contractor to submit the information or documents required by this Contract or reasonably required by Owner, including but not limited to schedules and daily logs.

ARTICLE 12. CONTRACTOR'S RIGHT UPON NONPAYMENT.

- 12.01 If within thirty (30) days of the date payment to the Contractor is due, the Owner, without cause or basis hereunder, fails to pay the Contractor any amounts then due and payable to the Contractor, the Contractor shall have the right to cease work until receipt of proper payment after first providing ten (10) days written notice of its intent to cease work to the Owner.

ARTICLE 13. INFORMATION AND MATERIAL SUPPLIED BY THE OWNER.

- 13.01 The Owner shall furnish to the Contractor, prior to the execution of the Contract, any and all written and tangible material, including but not limited to surveys and other information concerning existing conditions on the Site.
- 13.02 The Owner shall also furnish, if appropriate, the legal description of the Project site, and any required survey.

ARTICLE 14. LICENSES AND PERMITS.

- 14.01 All licenses and permits necessary to commence and prosecute the Work to completion shall be procured and paid for by the Contractor, unless expressly provided for elsewhere in the Contract Documents.
- 14.03 All easements and rights-of-way will be procured and paid for by the Owner unless otherwise specifically provided within the Contract Documents.

ARTICLE 15. CEASE AND DESIST ORDER.

- 15.01 In the event the Contractor fails or refuses to perform the Work as required herein, the Owner may instruct the Contractor to cease and desist from performing the Work in whole or in part. Upon receipt of such instruction, the Contractor shall immediately cease and desist as instructed by the Owner and shall not proceed further until the cause for the Owner's instructions has been corrected and the Owner instructs that the Work may resume.
- 15.02 In the event the Owner issues such instruction to cease and desist, and in the further event the Contractor fails and refuses within seven (7) days of receipt of same to provide adequate assurance to the Owner that the cause of such instructions will be eliminated or corrected, then the Owner shall have the right, but not the obligation, to carry out the Work with its own forces, or with the forces of another contractor, and the Contractor shall be fully responsible and liable for the costs of performing such work by the Owner.
- 15.03 The rights set forth herein are in addition to, and without prejudice to, any other rights or remedies the Owner may have against the Contractor.

ARTICLE 16. DUTIES, OBLIGATIONS AND RESPONSIBILITIES OF THE CONTRACTOR.

- 16.01 The Contractor shall perform the Work in accordance with the Contract Documents.
- 16.02 The Contractor shall supervise the Work and bear full responsibility for any and all acts or omissions of those engaged in the Work on behalf of the Contractor.
- 16.03 The Contractor hereby warrants that all labor provided under this Contract shall be competent to perform the tasks undertaken, that the product of such labor shall yield only first-class results, that all material and equipment provided shall be new and of high quality, that the Work will be complete, of high quality, without defects, and in compliance with the requirements of the Contract Documents. Any Work not complying with the requirements of this Subparagraph shall constitute a breach of the Contractor's warranty.
- 16.04 Unless expressly provided for elsewhere in the Contract Documents, the Contractor shall obtain and pay for all required permits, fees, and licenses and shall comply with all legal requirements applicable to the Work.
- 16.05 The Contractor shall prepare and submit schedules and supporting documentation as required elsewhere in the Contract Documents.
- 16.06 Record Keeping on Site:
 - 16.06.01 The Contractor shall keep a daily log, an updated copy of the Contract Documents, approved shop drawings and other submittals, and other documents and materials as required by the Contract Documents at the site.
 - 16.06.02 All of these items shall be available to the Owner and the Project Consultant at all regular business hours.
 - 16.06.03 Upon final completion of the Work, all of these items shall be finally updated and provided to the Owner and shall become the property of the Owner.
- 16.07 Shop Drawings And Other Submittals:
 - 16.07.01 The Contractor shall submit for approval with reasonable promptness and in a timely manner so as to cause no delay in the Work, various submittals including shop drawings as required for the Work of the various trades.

- 16.07.02 These shop drawings and other submittals shall be in accordance with the requirements of the Contract Documents and shall be carefully checked in every respect and signed by the Contractor before submitting same to the Project Consultant.
- 16.07.03 Shop drawings and other submittals from the Contractor are not part of the Contract Documents but are documents prepared and utilized by the Contractor to coordinate the Work.
- 16.07.04 The Contractor shall not do any Work requiring shop drawings or other submittals unless such have been approved in writing by the Project Consultant.
- 16.07.05 All Work requiring approved shop drawings or other submittal shall be done in compliance with such approved documents. However, approval by the Project Consultant or the Owner shall not be evidence that Work installed pursuant thereto conforms with the requirements of the Contract Documents.
- 16.07.06 The Owner and the Project Consultant shall have no duty to review partial submittal or incomplete submittal except as may be provided otherwise within the Contract Documents.
- 16.07.07 The Contractor shall maintain a submittal log which shall include, at a minimum, the date of each submittal, the date of any resubmittal, the date of any approval or rejection, and the reason for any approval or rejection.
- 16.07.08 The Contractor shall have the duty to carefully review, inspect and examine any and all submittal and resubmittals before submission of same to Owner or the Project Consultant.
- 16.08 The Contractor shall maintain the Project site in a reasonably clean condition during performance of the Work. Upon final completion, the Contractor shall thoroughly clean the Project site of debris, trash and excess materials or equipment. In the event the Project is located at or near occupied facilities, then Owner may establish additional rules and regulations regarding condition at the Project, including but not limited to, keeping the Project and the occupied premises clean, safe and secure.
- 16.09 At all times, the Contractor shall permit the Owner and the Project Consultant to enter upon the Project site and to review or inspect the Work.

ARTICLE 17. SUBCONTRACTS.

- 17.01 The Contract Documents make no attempt to fix the scope of the Work of any Subcontractor nor the responsibilities of any such Subcontractor, it being understood that the Contractor shall fix the scope of all Work and responsibilities of the Subcontractor. Contractor shall not replace Subcontractor without good cause.
- 17.02 The Contractor shall continuously update information concerning Subcontractors submitted to the Owner as Post-Award Information by submitting:
 - 17.02.01 The general form of Subcontract Agreement used by the Contractor within thirty (30) days of execution of the Construction Contract.
 - 17.02.02 Updated listings of Subcontractors denoting changes to the list submitted as Post-Award Information within ten (10) days of said change.
 - 17.02.03 Copies of executed Subcontractor Contracts within ten (10) days of their execution.
 - 17.02.04 A complete accounting of all payments made to Subcontractors and the balances owed to the Subcontractors with each Application For Payment submitted by the Contractor.
- 17.03 All contracts with Subcontractors shall incorporate by reference the terms and conditions of this Construction Contract.
- 17.04 The Contractor shall cause and require to be included in all Subcontracts a provision for the benefit of the Owner binding the Subcontractors to remain bound by the Subcontracts in the event the Contractor is replaced by another

contractor pursuant to the terms of the Contract Documents. The Contractor shall also include in all Subcontracts a provision requiring the Subcontractor, in the event of the Contractor's termination, to consent to the assignment of their Subcontracts to the Owner.

- 17.05 The Owner may at any time request from the Subcontractors, or any of them, a sworn statement of account with the Contractor and the Contractor shall cause to be included in all Subcontracts a requirement that the Subcontractors provide said sworn statement upon Owner's request.
- 17.06 Each Subcontractor and supplier must agree to assign all of its warranties to Owner. In addition each Subcontractor and supplier must warrant all of its Work, equipment, materials and labor to Owner in accordance with the terms and provisions of its contractual obligations to Contractor and any legal or statutory provisions that apply to its work, materials or equipment.
- 17.07 Owner may at its discretion require Contractor to have major sub-subcontractors or suppliers comply with the requirements of this Article 16 or other provisions of the Contract Documents.

ARTICLE 18. CONTRACTOR'S SUPERINTENDENT

- 18.01 Before starting the Work, Contractor shall designate an English speaking, competent, authorized representative (hereinafter Superintendent), acceptable to the Owner, to represent and act for the Contractor. The Contractor shall:
 - 18.01.01 Inform Owner, in writing, of the name and address of such representative together with a clear definition of the scope of his authority to represent and act for Contractor and shall specify any and all limitation on such authority.
 - 18.01.02 Keep the Owner informed of any subsequent changes in the foregoing.
- 18.02 The Superintendent shall be present (or be temporarily represented by a person familiar with the project work activities and schedule) at the site of the Work at all times when the Work is actually in progress.
- 18.04 All notices, determinations, instructions and other communications given to the Contractor's Superintendent shall be binding upon the Contractor.
- 18.05 The Superintendent shall maintain a daily log/report which shall include at least the following information: weather conditions; trades at site; manpower totals by trade; heavy equipment in use; activities in progress; and inspections at site. Copies of the daily entries shall be provided to the Owner once per month, or as required elsewhere in the Contract Documents.

ARTICLE 19. COOPERATION WITH OTHERS.

- 19.01 The Owner and other contractors and subcontractors may be working at the site during the performance of the Construction Contract, and Contractor's work may be interfered with as a result of such concurrent activities. Contractor shall fully cooperate with Owner and other contractors to avoid any delay or hindrance of the Work. Owner may require that certain facilities be used concurrently by Contractor and other parties and Contractor shall comply with such requirements.
- 19.02 If any part of the Contractor's work depends on proper execution or results from any work performed by the Owner or any separate contractor, the Contractor shall, prior to proceeding with the Work, promptly report to the Owner any apparent discrepancies or defects in such work that render it unsuitable for such proper execution and results. Failure of the Contractor to so report shall constitute an acceptance of the Owner or separate contractor's work as fit and proper to receive Contractor's Work, except as to defects which may subsequently become apparent in such work performed by others.

ARTICLE 20. SITE CONDITIONS.

- 20.01 Contractor shall have the sole responsibility to conduct reasonable inspection of the site and to satisfy itself concerning the nature and location of the Work and the general and local conditions, and particularly, but without limitation, with respect to the following: those affecting transportation, access, disposal, handling and storage of

material; availability and quality of labor, water and electric power; availability and condition of roads; climatic conditions; location of underground utilities as depicted in the Contract Documents; governmental processes and requirements for obtaining permits other than issuance of the original building permits, certificates of occupancy and other regulatory/utility approvals; physical conditions at the work sites and the Project area as a whole; topography and ground surface conditions; subsurface geology, and nature and quality of surface and subsurface materials to be encountered; equipment and facilities needed preliminary to and during performance of the Construction Contract; and all other matter which can in any way affect performance of the Construction Contract, or the cost associated with such performance.

- 20.02 The failure of Contractor to acquaint itself with any applicable condition will not relieve it from the responsibility for properly estimating either the duration, difficulties, or the costs of successfully performing the Work.
- 20.03 Contractor may reasonably rely upon site documentation provided by the Owner. In the event that during the course of the Work Contractor encounters an underground utility facility that was not shown on the Contract Documents; or subsurface or concealed conditions at the Project site which differ materially from those shown on the Contract Documents and from those ordinarily encountered and generally recognized as inherent in work of the character called for in the Contract Documents; or unknown physical conditions of the Project site, of an unusual nature, which differ materially from that ordinarily encountered and generally recognized as inherent in work of the character called for in the Contract Documents, Contractor, without disturbing the conditions and before performing any work affected by such conditions, shall, within forty-eight (48) hours of their discovery, notify Owner and Project Consultant in writing of the existence of the aforesaid conditions. Project Consultant and Owner shall, within two (2) business days after receipt of Contractor's written notice, investigate the site conditions identified by Contractor. If, in the sole opinion of Project Consultant, the conditions do materially so differ and cause an increase or decrease in Contractor's cost of, or the time required for, the performance of any part of the Work, whether or not changed as a result of the conditions, Project Consultant shall recommend an equitable adjustment to the Contract Price, or the Contract Time, or both. If Owner and Contractor cannot agree on an adjustment in the Contract price or the Contract time, the adjustment shall be referred to Project Consultant for determination. Should Project Consultant determine that the conditions of the Project site are not so materially different to justify a change in the terms of the Contract, Project Consultant shall so notify Owner and Contractor in writing, stating the reasons, and such determination shall be final and binding upon the parties hereto. No request by Contractor for an equitable adjustment to the Contract under this provision shall be allowed unless Contractor has given written notice in strict accordance with the provisions of this Article. No request for an equitable adjustment or change to the Contract Price or Contract Time for differing site conditions shall be allowed if made after the date certified by Project Consultant as the date of substantial completion.

ARTICLE 21. RESPONSIBILITY FOR WORK SECURITY.

- 21.01 Contractor shall at all times conduct, at its expense, all operations under the Construction Contract in a manner to avoid the risk of loss, theft or damage by vandalism, sabotage or other means to any property.
- 21.01.01 Contractor shall promptly take such reasonable precautions as are necessary and adequate against any conditions which involve risk of a loss, theft or damage to its property.
- 21.01.02 Contractor shall continuously inspect all of its Work, materials, equipment and facilities to discover and determine any such conditions and shall be solely responsible for discovery, determination and correction of any such condition.
- 21.02 Contractor shall comply with all applicable laws and regulations.
- 21.02.01 Contractor shall cooperate with Owner on all security matters as set forth elsewhere in the Contract Documents and shall promptly comply with any project security requirements established by Owner.
- 21.02.02 These security requirements may be more stringent in the event portions of the facilities or project are occupied or otherwise being used.

- 21.02.03 Such compliance with these security requirements shall not relieve Contractor of its responsibility for maintaining property security for the above noted items, nor shall it be constructed as limiting in any manner Contractor's obligation to undertake reasonable action as required to establish and maintain secure conditions at the site.
- 21.03 Contractor shall prepare and maintain accurate reports of incidents of loss, theft or vandalism and shall provide these reports to Owner in a timely manner.

ARTICLE 22. PROTECTION OF WORK IN PROGRESS, MATERIALS AND EQUIPMENT.

- 22.01 Contractor shall be responsible for and shall bear any and all risks of loss or damage to Work in progress, all materials delivered to the site, and all materials and equipment involved in the Work until completion and final acceptance of the Work under this Contract.
- 22.02 Permanent openings for the introduction of work and materials to the structure and construction site shall be protected so that upon completion, the Work will be delivered to the Owner in proper, whole and unblemished condition.

ARTICLE 23. ADMINISTRATION OF THE CONTRACT.

- 23.01 The Project Consultant will provide Administration of the Contract.
- 23.01.01 For those projects for which the City Engineer serves as the Project Consultant, all references to the Project Consultant shall be considered to be the City Engineer.
- 23.01.02 In the event the Owner should find it necessary to replace the Project Consultant, the Owner shall retain a replacement and the role of the replacement shall be the same as the role of the original Project Consultant.
- 23.02 Unless otherwise directed by the Owner in writing, the Project Consultant will perform those duties and discharge those responsibilities allocated to the Project Consultant by the Owner.
- 23.03 Neither the Project Consultant nor the Owner will be responsible for construction means, methods, techniques, sequences or procedures, safety precautions and programs in connection with the Work or for the acts of omission or commission of the Contractor, its Subcontractors or their agents or employees.
- 23.04 The Project Consultant and Owner will each have the authority to reject Work which does not conform to the Contract Documents and to require special inspection or testing with prior approval by the Owner. Neither the Project Consultant's nor the Owner's authority to act under this Paragraph, nor any decision made by them in good faith either to exercise or not to exercise such authority, shall give rise to any duty or responsibility of the Project Consultant or the Owner to the Contractor, any Subcontractor, any of their agents or employees, or any other person performing any of the Work.
- 23.05 The Contractor shall forward all communications to the Project Consultant, with simultaneous copies to the Owner.
- 23.06 The Project Consultant will review and certify the Contractor's Application for Payments which the Owner must subsequently approve prior to Payment of the Contractor.
- 23.07 The Project Consultant shall approve shop drawings for design only, the Contractor being responsible for all dimensions, quantities, etc., necessary to complete the Work in compliance with the Drawings and Specifications and other Contract Documents.
- 23.08 The duties, responsibilities and limitations of authority of the Project Consultant and the Owner will not be modified nor extended without written consent of the Contractor, the Project Consultant, and the Owner.
- 23.09 Notwithstanding anything to the Contrary in these General Conditions or any other "Contract Document" as that term is defined in the Professional Services Agreement between the City of Pompano Beach, Florida and the Project Consultant, it is not the intention nor shall any of the provisions of those documents act as a release, limitation or discharge of the obligations or responsibilities of the Project Consultant pursuant to its agreement with the Owner.

- 23.10 The Project Consultant will utilize the Contractor Performance Report to monitor and record the Contractor's performance for the work specified by the contract. The Contractor Performance Report has been included as an exhibit to the contract.

ARTICLE 24. MATERIALS.

- 24.01 The Contractor shall provide materials and equipment as required in the Contract Documents. No substitution will be permitted except in the instance where a material is no longer available during the progress of the Work or is deemed by the Owner to be no longer suitable or appropriate for incorporation into the Work or for obvious economic benefits accruable to the Owner.
- 24.01.01 Any such substitution must be approved by the Project Consultant and Owner prior to incorporation of the proposed substitution into the Work.
- 24.01.02 Proposed substitutions must be submitted for consideration from the Contractor to the Project Consultant and the Owner. Documentation for the proposed substitution must include, but is not limited to substantiation of the Contractor's efforts to obtain the originally specified materials including documentary evidence from the original materials' manufacturer that such materials are not available.
- 24.01.03 Product delivery lead times shall not serve as a basis for any substitution request except for where approved in advance by the Owner.
- 24.01.04 All additional costs incurred by the Owner as the result of any substitution will be the direct responsibility of and borne by the Contractor.
- 24.02 The Contractor shall make written request to the Project Consultant for and obtain his written approval of the use of any materials proposed for use when "approval" materials are specified or a performance type specification is utilized without mentioning any standard by name.
- 24.03 If, in the opinion of the Project Consultant, a specified product or equipment no longer meets the quality of the products or equipment required for the Work, Project Consultant shall request a Change Order Proposal from the Contractor for modifying the Contract to incorporate the respective changes to the Work required, the Contract amount, and the Contract Time as beneficial to the Owner.

ARTICLE 25. STORED MATERIALS.

- 25.01 Contractor shall, at its expense, receive, unload, store in a secure place, and deliver from storage to the construction site all materials and equipment required for the performance of the Contract.
- 25.01.01 Contractor is not entitled to payment for same except for those materials which in Owner's discretion are properly stored and are going to be installed or incorporated into the construction of the Project within thirty (30) days of delivery to the construction site.
- 25.01.02 The storage facilities and methods of storing shall meet Owner's approval and shall be in accordance with manufacturer's recommendations, or Owner will not be obligated to pay for same.
- 25.01.03 Materials and equipment subject to degradation by outside exposure shall be stored in a weather tight enclosure provided by Contractor at its expense.
- 25.01.04 Owner may at its discretion require material to be stored in an air-conditioned location.
- 25.02 Provided the above conditions are met, the stored materials may be included in a subsequent Application for Payment if the Contractor also complies with the following:

- 25.02.01 An applicable purchase order is provided listing the materials in detail and identifying the Contract Documents, by name, with verification that the total value of the purchase order amount reconciles with the corresponding application for payment stored materials line item value.
- 25.02.02 Evidence that proper storage security is provided.
- 25.02.03 The Owner is provided legal title (free of liens or encumbrances of any kind) to the material that is stored or stockpiled.
- 25.02.04 The Contractor and/or its Subcontractor have provided insurance for the Stored Materials against loss, damage (from whatever source), or disappearance, including loss or theft prior to incorporation into the Work. By execution of the Contract, Contractor releases Owner from any responsibility for Stored Materials and assumes all liability for and risk of loss or damage, by whatever means, including Owner's alleged negligence, regardless of whether the Owner has paid for said Stored Materials.
- 25.03 Once any Stored Material is paid for by Owner, it shall not be removed from the designated storage area except for incorporation into the Project or upon subsequent written approval by Owner.
- 25.04 No Applications for Payment shall be submitted nor payments made based on the value of materials stored at locations other than the Project, unless otherwise approved in writing by the Owner.
- 25.05 It is further agreed between the parties that the transfer of title and the Owner's payment for any Stored Material pursuant to the Contract Documents shall in no way relieve the Contractor of the responsibility for providing and installing such material in accordance with the requirements of the Contract Documents.
- 25.06 The Contractor warrants that title to all of the Work or Stored Materials covered by the Application for Payment will pass to the Owner either by incorporation in the Project or upon receipt of payment by the Contractor, whichever occurs first, free and clear of all liens, claims, security, interest or encumbrance; and that none of the Work and none of the Stored Materials covered by the Application for Payments will have been acquired by the Contractor, or by any other person performing the Work at the site or providing materials and equipment to the Project, subject to an agreement under which an interest therein or encumbrance thereon is retained by the seller or otherwise imposed by the Contractor or such person.
- 25.07 In the event stored materials which Owner is paying for in advance of their being installed or incorporated into the Project pursuant to this Paragraph are not installed or incorporated into the Project within thirty (30) days of when they are delivered to the site, Contractor shall not be entitled to payment for any future stored materials on this Project and the amounts previously approved for payment for said materials shall be deducted from the Contractor's next application for payment..

ARTICLE 26. INSPECTION: REJECTION OF MATERIALS AND WORKMANSHIP.

- 26.01 All material and equipment provided and work performed shall be properly inspected by Contractor, at its expense, and shall at all times be subject to quality surveillance, inspections, observations or quality audit by Owner, Project Consultant and any inspectors conducting an inspection pursuant to code, law, regulations, etc.
- 26.01.01 Contractor shall provide safe and adequate facilities, and all samples, drawings, lists and documents necessary for such quality surveillance, observation or quality audit.
- 26.01.02 The Contractor shall permit and facilitate inspection of the Work by the Owner, Project Consultant, Inspectors for any governmental agency, authority, or board.
- 26.01.03 Owner also reserves the right to designate others such as consultants, commissioning authorities, test and balance agents, forensic specialists, etc. to conduct inspections during or subsequent to the Work as Owner in its discretion desires.

- 26.01.04 Owner and Project Consultant shall be afforded full and free access to the shops, factories or places of business of Contractor and its Subcontractors for such quality surveillance, observation or quality audit and to determine the status of the Work.
- 26.01.05 In the event the Project Consultant or Owner requires a factory inspection, the Contractor shall notify the suppliers that the material shall not be produced or fabricated without due notice to the Project Consultant and Owner and an opportunity for such inspection.
- 26.02 If any Work should be covered up without approval or consent of the Project Consultant or Owner, it must, if required by the Project Consultant or Owner, be uncovered for examination at the Contractor's expense.
- 26.03 If any material, equipment or workmanship is determined by Owner, City Engineer, Project Consultant or Inspector either during performance of the Work or on final quality surveillance, or during any applicable warranty period, to be defective or not complying with the requirements of this Construction Contract, Owner, City Engineer, Project Consultant or Inspector will notify Contractor in writing that such material, equipment or portions of the Work is rejected and Owner reserves the right to withhold payment on any such item or seek compensation from Contractor for same. Thereupon, Contractor shall, at its own expense, immediately remove, replace or correct such defective material, equipment or portions of the Work by making the same comply strictly with all requirements of the Contract Documents. The Contractor shall be responsible for the costs of any additional site observations, special inspections and/or testing, or other activities of either the Project Consultant or the Owner made necessary by the correction of such defective materials, equipment or portions of the Work.
- 26.04 Neither the failure to make such quality surveillance, observation or quality audit, nor to discover defective workmanship, materials, or equipment, shall prejudice the rights of Owner to correct or reject the same as hereinafter provided.

ARTICLE 27. WARRANTY.

- 27.01 Unless otherwise provided elsewhere in the Contract Documents, all material and equipment incorporated into any Work covered by the Contract Documents shall be new and, where not specified, of the most suitable grade of their respective kinds for their intended use, and all workmanship shall be in accordance with construction practices acceptable to Owner and Project Consultant.
- 27.02 Unless otherwise provided in the Contract Documents, Contractor warrants all Work, equipment, materials and workmanship to be in accordance with the Contract Documents, any and all applicable codes, proper and workmanlike, first class and free from defects for a period of twelve (12) months (unless longer guarantees or warranties are provided for elsewhere in the Contract Documents in which case the longer periods of time shall prevail) from and after Final Completion of the Work under the Contract Documents, regardless of whether the same were provided or performed by Contractor or by any Subcontractor.
- 27.03 Contractor's warranty with respect to latent defects shall be in accordance with Chapter 95, Florida Statutes, and other applicable provisions of State law.
- 27.04 In the event of damage or injury to persons or property or other consequential or resultant damages result from Contractor's breach of any warranties, then the Contractor will be responsible for same.

ARTICLE 28. OFFICE SPACE FOR THE OWNER'S PERSONNEL.

- 28.01 The Contractor shall provide, at Contractor's expense, for the duration of the Work, a suitable lockable office for any Owner designated personnel.

ARTICLE 29. PROJECT RECORD DOCUMENTS AND SURVEY.

- 29.01 A marked up record set of the Contract Documents and other project records as required elsewhere within the Contract Documents will be kept up to date by the Contractor on the jobsite at all times. These documents will be given to the Project Consultant at the completion of the Work as required by the Contract Documents, and properly labeled as "Project Record Documents."

- 29.02 In addition to the "Project Record Documents", the Contractor will cause to have prepared by a Surveyor, registered in the State of Florida, a site survey clearly representing all Work done under this Contract and updating the original survey as may have been provided by the Owner.
- 29.03 The Contractor shall submit Project Record Documents and Survey in the manner and format specified elsewhere in the Contract Documents.
- 29.04 This is a critical item and final payment will be withheld from the Contractor until "Project Record Documents" and survey are provided by the Contractor and approved by the Project Consultant.

ARTICLE 30. SALVAGE.

- 30.01 Any salvage resulting from clearing, grubbing, grading, draining, remodeling or altering any existing facilities on this site shall be the property of the Owner; and this material shall be piled or stacked on the site if the Owner desires this material.
- 30.02 If this material is not desired by the Owner, it shall be disposed of by the Contractor at his expense.

ARTICLE 31. CLAIMS BY THE CONTRACTOR.

- 31.01 Although Contractor acknowledges the No Damage for Delay clause set forth in Article 6 of the Agreement between Owner and Contractor, in the event the Contractor is entitled to assert any other claim against Owner for any reason, claims by the Contractor against the Owner (except for claims asserted under Article 20 which are treated as set forth therein), are subject to the following terms and conditions:
 - 31.01.01 All Contractor claims against the Owner shall be initiated by a written claim submitted to the Owner, c/o the City Engineer, and the Project Consultant. Such claim shall be received by the Owner and the Project Consultant no later than fifteen (15) calendar days after the event, or the first appearance of the circumstances causing the claim, and same shall set forth in detail all known facts and circumstances supporting the claim and the actual damages or injuries suffered;
 - 31.01.02 The Contractor shall continue diligently with its performance hereunder regardless of the existence of any claims submitted by the Contractor;
 - 31.01.03 In the event the Contractor seeks to make a claim, as a condition precedent to any such claim the Contractor shall strictly comply with the notice requirements above and such claim shall be made by the Contractor before proceeding to execute any additional or changed Work. Failure of the condition precedent to occur, i.e., providing notice as required in Article 31.01.01 above, shall constitute a complete waiver by the Contractor of any claim for additional compensation or extension of time. This written notice requirement may not be waived by verbal representations or the acts of representatives of the Owner or Project Consultant;
 - 31.01.04 In connection with any claim by the Contractor against the Owner for compensation in excess of the Contract Price, any liability of the Owner for the Contractor's cost shall be strictly limited to direct cost of labor and materials incurred by the Contractor at the jobsite and shall in no event include indirect cost, overhead, loss of profit, or consequential damages of the Contractor. The Owner shall not be liable to the Contractor for claims of third parties including, but not limited to, subcontractors, suppliers, laborers, etc.

ARTICLE 32. CHANGE ORDERS.

- 32.01 One or more changes to the Work within the general scope of this Contract may be ordered by the Owner by Change Order, Project Consultant's Supplementary Instructions, and Construction Change Directives.
- 32.02 The Contractor shall proceed with any extra Work or changes which alter the Contract by adding to, or deducting from the Contract Sum or Contract Time in strict accordance with the following terms and conditions:

- 32.02.01 Change Order shall mean a written order to the Contractor executed by the Owner and the Project Consultant after execution of this Contract, directing a change in the Work and may include a change in the Contract Price or the time for the Contractor's performance, or any combination thereof;
- 32.02.02 Any change in the Contract Price or time resulting from a Change Order shall be determined as follows:
- a. By mutual agreement between the Owner and the Contractor as evidenced by (a) the change in the Contract Price or time being set forth in Change Order in accordance with Article 32.02.08 below, and (b) the execution of the Change Order; or,
 - b. If no mutual agreement occurs between the Owner and the Contractor, the change in the Contract Price, if any, shall be derived based upon the Cost Plus Price basis (as set forth in Article 32.02.08 below) by determining the "total actual costs" (in accordance with Article 32.02.09 below), incurred or savings achieved, resulting from revisions in the Work. Such total actual costs or savings shall include a component for direct jobsite overhead and profit but under no circumstances shall it include non-job site overhead expenses or costs or any other indirect costs or components. Any such costs or savings shall be documented in the format, and with such content and detail as the Owner or the Project Consultant requires. If agreement is not reached as to the change in time, Contractor shall be given a reasonable time based upon the scope of Work required by the change.
- 32.02.03 The execution of a Change Order by the Contractor shall constitute conclusive evidence of the Contractor's agreement to the ordered changes in the Work and the change in the Contract Price and the time for performance by the Contractor. The Contractor, by executing the Change Order, waives and forever releases any claim against the Owner for additional time or compensation for issues or matters relating to or arising out of or resulting from the Work included within or affected by the executed Change Order.
- 32.02.04 The Contractor shall notify and obtain the consent and approval of the Contractor's surety with reference to all Change Orders if such notice, consent or approval are required by the Owner, the Project Consultant, the Contractor's surety or by law. The Contractor's execution of the Change Order shall constitute the Contractor's warranty to the Owner that the surety has been notified of, and consents to, such Change Order and the surety shall be conclusively deemed to have been notified of such Change Order and to have expressly consented thereto, and that the penal sums of the performance and payment bonds furnished by Contractor and Surety are adjusted coextensively with the amount of the Change Order.
- 32.02.05 The Owner, without invalidating the Contract, may require the change for any reason whatsoever. All such Work shall be executed under the terms of the original Contract.
- 32.02.06 All change orders and adjustments shall be in writing and executed by the Contractor and Owner; otherwise, no claim for additional compensation or time will be allowed.
- 32.02.07 The amount of credit to be allowed by the Contractor to the Owner for a deletion or change which results in a net decrease in the Contract Sum shall be the total actual cost (as set forth in Article 32.02.09 below) saved as confirmed by the Project Consultant. The amount shall not include an amount for the overhead and profit of the Contractor which the Owner is not required to pay as a result of the deletion or decrease. When both additions and credits covering related Work or substitutions are involved in a change, the overhead and profit shall be calculated on the basis of net increase, if any, with respect to that change.
- 32.02.08 The value of any change ordered under the Contract for extra Work and/or any reductions in Work required, shall be determined under one or more of the following procedures before a written Change Order is issued.
- a. By **UNIT PRICES** named in the Contract or subsequently agreed upon by the Owner and the Contractor, which prices shall include Contractor's overhead and profit.
 - b. By **LUMP SUM PRICE** agreed upon actual reasonable costs and direct job site overhead by the Owner and the Contractor, which price shall include Contractor's overhead and profit but under no circumstances shall it include non job site overhead, expenses or costs or any other indirect costs; a breakdown of the estimated costs comprising the lump sum price may be required by the Project Consultant for his review.

Percentage for overhead and profit shall be determined in accordance with the method listed for COST PLUS PRICE, subparagraph (c.) below.

- c. By a **COST PLUS PRICE** based on total actual costs as defined in Article 32.02.09 below, plus an added percentage, all determined as follows:

OVERHEAD AND PROFIT:

JOB SITE OVERHEAD, including supervision and the furnishing, use and maintenance of small tools and ordinary equipment incidental to and required for the work of subcontractors (whether performed by them or others) shall be considered to be just and fully compensated for, by adding an amount equal to five percent (5%) of the sum of material costs (as defined under Article 34.08.09(a) below) and labor costs (as defined under Article 34.08.09(b) below), and rentals (as defined under Article 32.08.09(c) below). There shall be no compensation for any non job site overhead, expenses or costs.

PROFIT, may then be added by the subcontractor to the above material costs and labor costs, including the JOB SITE OVERHEAD allowance, at the rate of 10% of the sum of those costs.

JOB SITE OVERHEAD, including general supervision and the furnishing, use and maintenance of small equipment incidental to and required for the Work of the General Contractor (including that of his subcontractors) shall be considered to be just and fully compensated for by adding an amount equal to ten percent (10%) of the sum of material costs (as defined under Article 32.08.09(a) below) and labor costs (as defined under Article 32.08.09(b) below) and rentals (as defined under Article 32.08.09(c) below). There shall be no compensation for any non job site overhead expenses or costs.

PROFIT may then be added by the Contractor to the above material costs and labor costs, including the JOB-SITE OVERHEAD allowance, at the rate of five percent (5%) of the sum of those costs.

- d. BOND ALLOWANCE, for maintaining the Performance Bond at 100% of the contract amount, a sum of one percent (1%) of the total cost of the change, (including material, labor, overhead and profit, and equipment rentals) shall be allowed on all change orders.

32.02.09 The total actual costs of materials, labor and equipment rentals may include the following only:

- a. Material costs actually recorded by the Contractor and/or subcontractors as they are delivered to the site and as evidenced from originally receipted invoices, listing appropriate quantities and unit prices. Records in proper form shall be maintained and available to the Project Consultant at all times.
- b. Labor costs represented by the actual wages paid to all laborers, apprentices, journeymen, and foremen involved in and necessary to completing the particular construction operations, for each day and every hour such labor teams and foremen are actually employed and on the extra Work required, including the net cost of insurance, Social Security and Workmen's Compensation. The furnishing, use and maintenance of small tools and ordinary equipment normal to the work of individual workmen in the trades will be considered part of the labor costs. Records in proper form shall be maintained and available to the Project Consultant at all times.
- c. Rentals for special equipment or machinery such as power driven roller, tractors, trucks, shovels, drills, mixers, pumps, hoists, etc., required for the economical performance of the Work, at reasonable rental prices agreed upon before work commences, shall be allowed the Contractor and/or his subcontractors by the Project Consultant for each and every hour such special equipment is in use on the particular work.

32.02.10 The Contractor is obligated to proceed with the Work for a Change Order, even though there has not been an agreement reached with the Owner as to an adjustment to the Contract Price or time, and even if there is a dispute as to same. In such instances the Owner, City Engineer or Project Consultant will issue a Construction Change Directive to Contractor providing for the scope of work to be performed and the payment therefore based on 32.02.09 above. A Change Order or proposed Change Order shall not be the basis of the Contractor not performing pursuant to the Contract Documents.

- 32.02.11 The Contractor, Owner and Project Consultant shall administer and document the Change Order process by utilizing the documentation specified elsewhere in the Contract Documents, including a Construction Change Directive.
- 32.03 The Project Consultant will have authority to order minor changes in the Work not involving an adjustment to the Contract Sum or Contract Time and not inconsistent with the intent of the Contract Documents. Such changes shall be effected by written order of the Project Consultant and such changes shall be binding on the Owner and the Contractor.
- 32.04 The Owner has authorized the following approval thresholds for Change Orders in the Name of The City of Pompano Beach, Florida under its General Services Manual, the rules of which are incorporated below:
- A. The City Manager is authorized to approve change orders up to the cumulative total of 10 percent of the original construction contract amount, not to exceed \$75,000 in the aggregate.
 - B. When the cumulative total of all change orders on a project has exceeded the ceiling established in 32.04A above, all subsequent change orders will require prior City Commission approval, except in emergency cases as declared by the City Manager, or where the change order in question would be in the form of a credit, thereby reducing the adjusted contract amount.
 - C. Approval of change orders under this policy shall be for the purposes of expediting the work in progress and shall be confirmed by City Commission action at the next regular meeting of the City Commission.

ARTICLE 33. DISCOVERING AND CORRECTING DEFECTIVE OR INCOMPLETE WORK.

- 33.01 In the event that the Contractor covers, conceals or obscures its work in violation of this Contract or in violation of a directive from the Owner or the Project Consultant, such work shall be uncovered and displayed for the Owner's or Project Consultant's inspection upon request, and shall be reworked at no cost in time or money to the Owner.
- 33.02 If any of the work is covered, concealed or obscured in a manner not covered by Subparagraph (A) above, it shall, if directed by the Owner or the Project Consultant, be uncovered and displayed for the Owner's or Project Consultant's inspection. If the uncovered work conforms substantially with this Contract, the costs incurred by the Contractor to uncover and subsequently replace such work shall be borne by the Owner; otherwise, such costs shall be borne by the Contractor.
- 33.03 The Contractor shall, at no additional cost in money to the Owner or extension of time correct work rejected by the Owner or by the Project Consultant as defective or failing to conform to this Contract. Additionally, the Contractor shall reimburse the Owner for all testing, inspections and other expenses incurred as a result thereof.
- 33.04 In addition to its warranty obligations set forth elsewhere herein, the contractor shall be specifically obligated to correct any and all defective or nonconforming work for a period of twenty-four (24) months following final completion upon written direction from the Owner.
- 33.05 The Owner may, but shall in no event be required to, choose to accept defective or nonconforming work.
- 33.05.01 In such event, the Contract Price shall be reduced, at Owner's option, by the greater of (i) the reasonable costs of removing and correcting the defective or nonconforming work, or (ii) the difference between the fair market value of the Project as constructed and the fair market value of the Project had it not been constructed in such a manner as to include defective or nonconforming work.
- 33.05.02 If the remaining portion of the unpaid Contract Price, if any, is insufficient to compensate the Owner for the acceptance of defective or nonconforming work, the Contractor shall, upon written demand from the Owner, pay the owner such remaining compensation for accepting defective or nonconforming work.

ARTICLE 34. SAFETY, PROTECTION OF WORK AND PROPERTY.

- 34.01 Contractor shall be fully and solely responsible for conducting all operations under this Construction Contract at all times in such a manner as to avoid the risk of bodily harm to persons and damage to property. Contractor shall continuously and diligently inspect all Work, material and equipment to discover any conditions which might involve such risks and shall be solely responsible for discovery and correction of any such conditions.
- 34.02 Contractor shall instruct its personnel on the requirements of the Contractor's safety program and shall coordinate with other contractors and subcontractors on safety matters.
- 34.03 Contractor shall provide safety equipment and enforce the use of such equipment by its employees.
- 34.04 Contractor shall maintain accurate accident and injury reports and shall provide to Owner a monthly summary of injuries and man hours lost due to injuries.
- 34.05 Contractor shall maintain all portions of the Work in a neat, clean and sanitary condition at all times.
- 34.06 Contractor shall assure that all Subcontractors shall, without expense to Owner, comply with the foregoing.
- 34.07 Contractor shall comply with any and all rules, regulations, laws, etc., which apply to safety requirements, including but not limited to OSHA requirements.
- 34.08 Safety Precautions and Programs:
 - 34.08.01 The Contractor shall be responsible for initiating, maintaining and supervising all safety precautions and programs in connection with the performance of the Contract.
 - 34.08.02 In the event the Contractor encounters on the site material reasonably believed to be asbestos or polychlorinated biphenyl (PCB) which has not been rendered harmless, the Contractor shall immediately stop Work in the area affected and report the condition to the Owner and Project Consultant in writing. The Work in the affected area shall not thereafter be resumed except by written notice from the Owner. The Work in the affected area shall be resumed in the absence of asbestos or polychlorinated biphenyl (PCB), or when it has been rendered harmless, by written agreement of the Owner, Contractor and Project Consultant.
 - 34.08.03 The Contractor shall not be required to perform without consent any Work relating to asbestos or polychlorinated biphenyl (PCB).
- 34.09 Safety of Persons and Property
 - 34.09.01 The Contractor shall take reasonable precautions for safety of, and shall provide reasonable protection to prevent damage, injury or loss to:
 - a. Employees on the Work and other persons who may be affected thereby;
 - b. The Work and materials and equipment to be incorporated therein, whether in storage on or off the site, under care, custody or control of the Contractor or the Contractor's Subcontractors or Sub-subcontractors; and
 - c. Other property at the site or adjacent thereto, such as trees, shrubs, lawns, walks, pavements, roadways, structures and utilities not designated for removal, relocation or replacement in the course of construction.
 - 34.09.02 The Contractor shall give notices and comply with applicable laws, ordinances, rules, regulations and lawful orders of public authorities bearing on safety of person or property or their protection from damage, injury or loss.
 - a. The Contractor and his Subcontractors shall comply with and conform in all respects to the standard set forth in the Occupational Safety and Health Act (OSHA) of 1970.
 - b. The Contractor shall prominently post and maintain on the jobsite:

- 1) OSHA 200: Log and summary of occupational injuries and illnesses.
- 2) OSHA 2203: Provisions of the Act poster.

- 34.09.03 The Contractor shall implement and maintain a continuing safety program applicable to all Contractor employees, Subcontractors, and Sub-subcontractors, to include:
- a. Designating a responsible member of the Contractor's organization at the site as the Contractor's "Safety Officer" whose duty shall be the prevention of accidents, safety inspections, and accident documentation. This person shall be the Contractor's superintendent unless otherwise designated by the Contractor in writing to the Owner and the Project Consultant.
 - b. Holding weekly safety meetings with employees and Subcontractors.
 - c. Implementing OSHA Voluntary Protection Programs.
 - d. Ensuring the presence of an American Red Cross (or other organization acceptable to the Owner) certified Cardiopulmonary Resuscitation (CPR) and first-aid trained individual on site at all times.
 - e. Compliance with the Drug Free Work Place Act of 1988, the Federal Omnibus Transportation Employee Testing Act of 1991, and the certification of compliance with the same as required by the Owner in Document 00457, Drug-Free Workplace Certification.
 - f. Erecting and maintaining reasonable safeguards for safety and protection, including posting danger signs and other warnings against hazards, promulgating safety regulations and notifying owners and users of adjacent sites and utilities.
 - g. Ensuring that employees are not discriminated against or discharged for filing reasonable safety or health complaints or for otherwise exercising their rights in these regards.
- 34.09.04 When use of hazardous materials or equipment or unusual methods are necessary for execution of the Work, the Contractor shall exercise utmost care and carry on such activities under supervision of properly qualified personnel.
- 34.09.05 The Contractor shall promptly remedy damage and loss (other than damage or loss insured under property insurance required by the Contract Documents) to properly caused in whole or in part by the Contractor, a Subcontractor or a Sub-subcontractor, or anyone directly or indirectly employed by any of them, or by anyone for whose acts they may be liable and for which the Contractor is reasonable, except damage or loss attributable to acts or omissions of the Owner or Project Consultant or anyone directly or indirectly employed by either of them, or by anyone for whose acts either of them may be liable, and not attributable to the fault of negligence of the Contractor.
- 34.09.06 The Contractor shall not load or permit any part of the construction or site to be loaded so as to endanger its safety.
- 34.09.07 Building materials, Contractor's equipment and other supplies may be stored on the premises, but the placing of same shall be in substantial, watertight storage sheds upon the premises where directed in which he shall store all materials which would be damaged by weather. This shall in no manner relieve the Contractor from full responsibility for such materials. Sheds and other storage structures must be secured and anchored in a manner sufficient to withstand hurricane force winds as defined by applicable codes but not less than a 120 mile per hour wind uplift force.
- 34.10 **Emergencies:** In an emergency affecting safety of persons or property, the Contractor shall act, at the Contractor's discretion, to prevent threatened damage, injury or loss.

ARTICLE 35. ROYALTIES AND PATENTS.

- 35.01 The Contractor shall pay all royalties and license fees.

- 35.02 The Contractor shall be responsible for all infringement of patent rights and shall assume the defense, including payment of attorney fees and costs, of any suit brought against Contractor and/or Owner for infringement of any United States patent or for wrongful use of proprietary information of any third party.
- 35.03 Contractor hereby indemnifies and shall defend and hold harmless Owner and its representatives, respectively, from and against all claims, losses, costs, damages, and expenses, including attorney's fees, incurred by Owner and its representatives, respectively, as a result of or in connection with any claims or actions based upon infringement or alleged infringement of any patent, and arising out of the use of the equipment or materials provided under this Construction Contract by Contractor, or out of the process of actions employed by, or on behalf of Contractor in connection with the performances of this Construction Contract. Contractor shall, at its sole expense, promptly defend against any such claim or action unless directed otherwise by Owner or its representatives; provided that Owner or its representatives shall have notified Contractor upon becoming aware of such claims or actions, and provided further, that Contractor's aforementioned obligations shall not apply to equipment, materials, or processes furnished or specified by Owner or its representatives.
- 35.04 Contractor shall have the right, in order to avoid such claims or actions, to substitute at its expense non-infringing equipment, materials, or processes, or to modify such infringing equipment, materials and processes so they become non-infringing, or obtain the necessary licenses to use the infringing equipment, materials or processes, provided that such substituted and modified equipment, materials and processes shall meet all the requirements and be subject to all the provisions of the Contract Documents.
- 35.05 The indemnification pursuant to Florida Statute 725.06 and other Florida laws, etc., shall have a separate consideration of \$1.00, receipt of which is hereby acknowledged and incorporated into the project sum. This is incorporated by reference into the Bid Documentation and Specifications if any.

ARTICLE 36. TAXES.

- 36.01 Contractor shall pay all taxes, levies, duties and assessments of every nature which may be applicable to any Work under this Contract.
- 36.02 The Contract Sum and any agreed changes thereto shall include all taxes imposed by law. Contractor shall make any and all payroll deductions as required by law.
- 36.03 Contractor herein indemnifies and holds the Owner harmless from any liability on account of any and all such taxes, levies, duties, assessments and deductions.

ARTICLE 37. INDEMNITY AND HOLD HARMLESS.

- 37.01 To the fullest extent permitted by law, the Contractor shall defend, indemnify and hold harmless the Owner, its agents and employees and each of them hereinafter collectively referred to as the Owner, from and against any and all judgments, demands, claims, causes of action, liability, expenses, losses, costs, fines, and damages (including reasonable attorney's fees and expert's fees) of every kind and character brought against the Owner by any person, party or entity of any kind or nature whatsoever arising out of, incident to, relating or regarding the Contractor's performance under this Agreement, the condition of the premises, and/or the Contractor's acts of omission or commission.
- 37.02 Contractor, however, shall not be responsible to Owner for damages resulting out of bodily injury or damages to property which a Court of competent jurisdiction determines as being attributed to the negligence of Owner, its respective agents, servants, employees or officers.
- 37.03 Said indemnifications by Contractor shall be extended to include all "Subcontractors", deliverers, suppliers, furnishers of material or anyone acting for, on behalf of, or at the request of the Contractor.
- 37.04 Contractor recognized the broad nature of this indemnifications and hold harmless clause and voluntarily makes this covenant and expressly acknowledge the receipt of Ten (\$10.00) Dollars, which payment is incorporated into the Contract Sum, and such other good and valuable consideration provided by Owner in support of this indemnification in accordance with the laws of the State of Florida.

- 37.05 This clause shall survive termination of this Agreement and pursuant to Florida Statute 725.06 be incorporated by reference into any and all Bid Documentation or Specifications.

ARTICLE 38. TERMINATION BY THE CONTRACTOR.

- 38.01 If the Owner repeatedly fails to perform its material obligations to the Contractor for a period of 30 days after receiving written notice from the Contractor of its intent to terminate hereunder, the Contractor may terminate performance under this Contract by written notice to the Owner and the Project Consultant.
- 38.02 In such event, the Contractor shall be entitled to recover from the Owner as though the Owner had terminated the Contractor's performance for convenience pursuant to the terms and conditions of this Contract.

ARTICLE 39. OWNER'S RIGHT TO SUSPEND CONTRACTOR'S PERFORMANCE.

- 39.01 The Owner shall have the right at any time to direct the Contractor to suspend its performance, or any designated part thereof, for any reason whatsoever, or without reason. If any such suspension is directed by the Owner, the Contractor shall immediately comply with same;
- 39.02 In the event the Owner directs a suspension of performance under this Paragraph through no fault of the Contractor, the Owner shall pay the Contractor as full compensation for such suspension the Contractor's reasonable costs, actually incurred and paid, of the following items only:
- 39.02.01 Demobilization and remobilization, including such costs paid to subcontractors;
- 39.02.02 Preserving and protecting Work in place;
- 39.02.03 Storage of materials or equipment purchased for the Project, including insurance thereon;
- 39.02.04 Performing in a later, or during a longer, time frame than that contemplated by this Contract.

ARTICLE 40. TERMINATION BY THE OWNER.

- 40.01 The Owner may, at the Owner's option, for any reason and at any time terminate for convenience, any work under this Contract, in whole or, from time to time, in part, in accordance with the following terms and conditions:
- 40.02 The Owner shall give written notice of such termination to Contractor 7 days before it becomes effective.
- 40.02.01 The Contractor shall incur no further obligations in connection with the Work and the Contractor shall stop work when such termination becomes effective.
- 40.02.02 The Contractor shall also terminate outstanding orders and subcontracts.
- 40.02.03 The Contractor shall settle the liabilities and claims arising out of the termination of subcontracts and orders.
- 40.02.04 The Owner may direct the Contractor to assign the Contractor's right, title and interest under termination orders or subcontracts to the Owner or its designee.
- 40.02.05 The Contractor shall transfer title and deliver to the Owner such completed or partially completed Work and materials, equipment, parts, fixtures, information and Contract rights as the Contractor has.
- 40.02.06 When terminated for convenience, the Contractor shall be compensated as follows:
- a. The Contractor shall submit a termination claim within one year to the Owner and the Project Consultant specifying the amounts due because of the termination for convenience together with costs, pricing or other data required by the Owner or the Project Consultant. If the Contractor fails to file a termination claim with the Owner's Project Consultant within one (1) year from the effective date of termination, the Owner shall have no

further obligation to the Contractor and Contractor waives any and all rights for compensation based upon the termination.

- b. The Owner and the Contractor may agree to the compensation, if any, due to the Contractor hereunder;
- c. Absent agreement to the amount due to the Contractor, the Owner shall pay the Contractor the following amounts:
 - 1. Contract prices for labor, materials, equipment and other services accepted under this Contract;
 - 2. Reasonable costs incurred in preparing to perform and in performing the terminated portion of the Work, and in terminating the Contractor's performance, plus a fair and reasonable allowance for direct jobsite overhead (and not home office or other overhead) and profit thereon (such profit shall not include anticipated profit or consequential damages); provided, however, that if it appears that the Contractor would have not profited or would have sustained a loss if the entire Contract would have been completed, no profit shall be allowed or included and the amount of compensation shall be reduced to reflect the anticipated rate of loss, if any;
 - 3. Reasonable costs of settling and paying legitimate claims arising out of the termination of subcontractors or orders pursuant to this Paragraph. These costs shall not include amounts paid in accordance with other provisions hereof.
 - 4. The total sum to be paid the Contractor under this Subparagraph shall not exceed the total Contract Price, as properly adjusted, reduced by the amount of payments otherwise made, and shall in no event include duplication of payment.

40.03 The Owner may terminate this Contract for cause in accordance with the following terms and conditions:

40.03.01 If the Contractor does not perform the Work, or any part thereof, in a timely manner, supply adequate labor, supervisory personnel or proper equipment or materials, or if it fails to timely discharge its obligations for labor, equipment and materials or proceeds to disobey applicable law, or otherwise commits a violation of a material provision of this Contract, then the Owner, in addition to any other rights it may have against the Contractor or others, may terminate the performance of the Contractor for cause upon seven (7) day written notice and assume possession of the Project site and of all materials and equipment at the site and may complete the Work.

40.03.02 In such case, the Contractor shall not be paid further until the Work is complete.

40.03.03 After final completion has been achieved, if any portion of the Contract Price (as it may be modified hereunder) remains after the cost to the Owner of completing the Work, including all costs and expenses of every nature incurred, has been deducted by the Owner, such remainder shall be paid to the Contractor. Otherwise, the Contractor shall pay the Owner any and all costs, fees, damages or expenses which the Owner has paid or is obligated to pay in excess of the contract price (as it may be modified hereunder). This obligation for payment shall survive the termination of the Contract. In the event the employment of the Contractor is terminated by the Owner for cause pursuant to this Subparagraph and it is subsequently determined by a Court of competent jurisdiction that such termination was without cause, such termination shall thereupon be deemed a Termination for Convenience and the terms of Article 40.02 shall apply.

ARTICLE 41. CONTRACTOR'S INSURANCE

41.01 The Contractor shall maintain such insurance as will protect the Contractor and Owner from claims under Workmen's Compensation Acts, and from any other claims or damages for personal injury, including death and property damage, which may arise from operations under this Contract, whether such operations be by himself or by any subcontractor or anyone directly or indirectly employed by either, as more fully set forth below and in the amounts provided herein. Prior to commencement of the Work, all Certificates of Insurance executed by authorized representatives of the insurance company shall be filed with the Owner and shall be subject to its approval for accuracy of protection. In addition, the Owner may at any time require that Contractor or its insurer provide any other documentation regarding insurance to Owner including, but not limited to, the policy.

The Contractor shall not commence Work under this Contract until the provisions of this paragraph have been complied with. Owner may withhold payments due to Contractor in accordance with this Contract or terminate or suspend this Contract with all costs or expenses associated with same to be paid by Contractor in the event Contractor fails to comply with any requirement in the Contract regarding insurance. In the event of cancellation of any policy, Contractor is obligated to immediately notify Owner of same and obtain policy(s) in accordance with the Contract Documents.

- 41.02 Contractor shall comply with any and all insurance obligation required by law, rules, regulations, etc., including but not limited to those required by State Regulations for Educational Facilities.
- 41.03 The Contractor will be required to provide a Certificate of Insurance indicating that Workers' Compensation has been provided for all employees in compliance with Chapter 440, Florida Statutes.
- 41.04 The Contractor shall procure and carry Comprehensive General Liability insurance including contractual and indemnification liability covering this Contract and Products/Completed Operations Liability Insurance covering personal injury and bodily injury in limits of not less than \$1,000,000 for injury or death to any one person and not less than \$2,000,000 each occurrence; and shall carry insurance against property damage in limits of not less than \$1,000,000 per claimant and \$2,000,000 per occurrence as a minimum coverage. The Contractor shall also procure and carry Owner's and Contractor's protective liability insurance. In the event that work to be performed hereunder by Contractor involves the removal and disposal of asbestos-related materials, Contractor shall, in addition to the foregoing coverages, also provide and carry Asbestos Liability-Occurrence form only, with \$1,000,000 per occurrence, \$2,000,000 aggregate. All insurance shall name the Owner as an additional insured, and shall remain in full force and effect for two (2) years following Contractor's completion of the work.
- 41.05 The Contractor shall carry at no additional expense to the Owner, Builders' Risk Insurance for the perils of fire, vandalism, malicious mischief and those included in extended coverage in the amount of one hundred percent (100%) of the values at risk. Such policies shall be written to protect the Contractor and the Owner as their interest may appear.
- 41.06 All Contractors shall maintain automobile liability insurance against bodily injury and property damage in at least the amounts of one million dollars (\$1,000,000) per claimant, one million dollars (\$1,000,000) per occurrence.
- 41.07 The insurance coverage amounts provided for in this Section are the minimum required insurance amounts. The Owner may require additional insurance or coverage on a case-by-case basis. Any insurance or coverage amounts in addition to those provided for herein shall be specified in the Contract Documents.
- 41.07 The Owner is not maintaining any insurance on behalf of Contractor covering against loss or damage to the Work or to any other property of Contractor. In the event Contractor maintains insurance against physical loss or damage to Contractor's construction equipment and tools, such insurance shall include an insurer's waiver or rights of subrogation in favor of Owner.
- 41.08 The requirements contained herein as to types and limits, as well as Owner's approval of insurance coverage to be maintained by Contractor, are not intended to and shall not in any manner limit or qualify the liabilities and obligations assumed by Contractor under the Contract.
- 41.09 The policies of such insurance in force, shall be issued by companies qualified to do business in the State of Florida and be acceptable to the Owner and shall provide that the Owner be given thirty (30) days advance written notice of the cancellation, expiration or any material change in the coverage afforded thereunder. The companies must be rated at least A-VI by AM Best or Aa3 by Moody's Investor Service. All policies must remain in effect during performance of the Work and for a period of one year after final completion.
- 41.10 Uninsured Claims. If any action by any person, firm or corporation is brought or threatened against the Owner or against the Contractor and the Owner for any alleged loss, damage or injury arising out of or in the consequence of the performance or nonperformance of the Contract which, in the reasonable opinion of the Owner, may not be covered by the contingent liability, public liability or property damage insurance policy, or,

which together with other such actions or claims seeks a recovery in excess of the amount payable under such policies, the amount of such recovery sought or so much thereof as the Owner reasonably deems necessary, may be withheld by the Owner from any money due the Contractor. The Owner in its sole discretion may permit the Contractor to substitute other satisfactory security in lieu of the monies so withheld. If the liability of the Owner is determined by judgment or award of a court or other tribunal of competent jurisdiction, or if such recovery sought shall have been admitted by the Contractor to be valid, the Owner may pay such judgment, award of admitted recovery out of the monies retained by the Owner under the provisions of this subparagraph and return the remaining balance, if any, to the Contractor.

- 41.11 Adequate funds shall be retained for the insurance costs listed in the Schedule of Values attached to the Contractor's respective Applications for Payment to account for insurance coverage renewals on multi-year projects coupled with invoices to substantiate the annual costs.

ARTICLE 42. PERFORMANCE BOND AND PAYMENT BOND

- 42.01 For a Project with an estimated cost of \$200,000.00 or more, the Contractor shall furnish bonds covering faithful performance of the Contract and payment of obligations arising thereunder as specifically required in the Contract Documents on the date of execution of the Contract.

ARTICLE 43. RIGHT TO AUDIT PROVISIONS

- 43.01 Contractor's records which shall include but not be limited to accounting records, written policies and procedures, computer records, disks and software, videos, photographs, subcontract files (including proposals of successful and unsuccessful bidders), originals estimates, estimating worksheets, correspondence, change order files (including documentation covering negotiated settlements), and any other supporting evidence necessary to substantiate charges related to this contract (all the foregoing hereinafter referred to as "records") shall be open to inspection and subject to audit and/or reproduction, during normal working hours, by Owner's agent or its authorized representative to the extent necessary to adequately permit evaluation and verification of any invoices, payments or claims submitted by the contractor or any of his payees pursuant to the execution of the contract. Such records subject to examination shall also include, but not be limited to, those records necessary to evaluate and verify direct and indirect costs (including overhead allocations) as they may apply to costs associated with this contract.
- 43.02 For the purpose of such audits, inspections, examinations and evaluations, the Owner's agent or authorized representative shall have access to said records from the effective date of this contract, for the duration of the Work, and until 5 years after the date of final payment by Owner to Consultant pursuant to this contract.
- 43.03 Owner's agent or its authorized representative shall have access to the Contractor's facilities, shall have access to all necessary records, and shall be provided adequate and appropriate work space, in order to conduct audits in compliance with this article. Owner's agent or its authorized representative shall give auditees reasonable advance notice of intended audits.
- 43.04 Contractor shall require all subcontractors, insurance agents, and material suppliers (payees) to comply with the provisions of this article by insertion of the requirements hereof in any written contract agreement. Failure to obtain such written contracts which include such provisions shall be reason to exclude some or all of the related payees' costs from amounts payable to the Contractor pursuant to this contract.
- 43.05 If an audit inspection or examination in accordance with this article, discloses overcharges (of any nature) by the Contractor to the Owner in excess of 10% percent of the total contract billings, the actual cost of the Owner's audit shall be paid by the Contractor.

ARTICLE 44. LAWS AND REGULATIONS

- 44.01 Contractor and its employees and representative shall at all times, comply with all applicable laws, ordinances, statutes, rules and regulations in effect at the time Work is performed pursuant to the Contract Documents.
- 44.02 If, during the term of this Construction Contract, there are any changed or new laws, ordinances or regulations not in existence at the time of signing this Construction Contract which become effective and which affect the

cost or time of performance of the Construction Contract, Contractor shall within fifteen (15) days of the discovery of said law, ordinance or regulation, notify Owner in writing and submit detailed documentation of such effect in terms of both time and cost of performing the Construction Contract. Upon concurrence by Owner as to the effect of such changes, an adjustment in the compensation and/or time of performance may be made at Owner's discretion.

- 44.03 If any discrepancy or inconsistency should be discovered between the Contract Documents and any law, ordinance, regulation, order or decree, Contractor shall within fifteen (15) days of discovery of same report the same in writing to Owner who will issue such instructions as may be necessary.

ARTICLE 45. DISPUTE RESOLUTION.

- 45.01 The Owner and Contractor agree that, in the event of a dispute, the parties will attempt to resolve such dispute without litigation and that resolution through mediation procedures will be encouraged.
- 45.02 The existence of a dispute between the parties shall not be the basis of the Contractor unilaterally electing not to continue performance pursuant to the terms of the Contract Documents.

ARTICLE 46. GOVERNING LAW AND ATTORNEYS FEES.

- 46.01 The Construction Contract shall be governed by the laws of the State of Florida.
- 46.02 In the event either party institutes litigation regarding or relating to this Contract or for breach of any of its terms all litigation and appeals shall have venue in Broward County, Florida or in the U.S. District Court for the Southern District of Florida.
- 46.03 To the fullest extent permitted by law, Owner, Contractor, and Contractor's Surety do hereby each waive the right to trial by jury in any action or proceeding, including any counterclaims/crossclaims/third (or more remote) party complaints which may be brought by Owner, Contractor, or Surety, jointly and/or severally, arising out of or in any way related to this Construction Contract and/or attendant suretyship including, without limiting the generality thereof, any claim for damages resulting from any act or omission of Owner, Contractor, or Surety, jointly or severally, in any way connected with this Construction Contract.

ARTICLE 47. RIGHTS AND REMEDIES.

- 47.01 The duties and obligations imposed by the Contract Documents and the rights and remedies available thereunder shall be in addition to and not a limitation of any duties, obligations, rights and remedies otherwise imposed or available by law.

ARTICLE 48. SUCCESSORS, ASSIGNS AND ASSIGNMENT.

- 48.01 The Owner and the Contractor each binds itself, its partners, successors, assigns and legal representatives to the other party in respect to all covenants, agreements and obligations contained in the Construction Contract. It is agreed that the Contractor shall not assign, transfer, convey or otherwise dispose of the contract or its right, title and interest in and to the same or any part thereof, without previous consent of the Owner and concurred to by the Sureties.
- 48.02 If requested by Owner the Contractor agrees to assign all Subcontracts required for performance of this Contract to the Owner upon the Owner or Project Consultant's determination that Contractor has defaulted under the Contract Documents. The Contractor shall include in all Subcontracts, equipment leases and purchase orders a provision requiring the subcontractor, equipment lessor or supplier, in the event of Contractor's default under this Contract, to consent to the assignment of their subcontracts to the Owner.

ARTICLE 49. PUBLIC RECORDS.

- 49.01 A. The City of Pompano Beach is a public agency subject to Chapter 119, Florida Statutes. The Contractor shall comply with Florida's Public Records Law, as amended. Specifically, the Contractor shall:

- a. Keep and maintain public records required by the City in order to perform the service;
- b. Upon request from the City's custodian of public records, provide the City with a copy of requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes or as otherwise provided by law;
- c. Ensure that public records that are exempt or that are confidential and exempt from public record requirements are not disclosed except as authorized by law;
- d. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the contract if the Contractor does not transfer the records to the City; and
- e. Upon completion of the contract, transfer, at no cost to the City, all public records in possession of the Contractor, or keep and maintain public records required by the City to perform the service. If the Contractor transfers all public records to the City upon completion of the contract, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Contractor keeps and maintains public records upon completion of the contract, the Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the City, upon request from the City's custodian of public records in a format that is compatible with the information technology systems of the City.

49.02 The failure of Contractor to comply with the provisions set forth in this Article shall constitute a Default and Breach of this Agreement and the City shall enforce the Default in accordance with the provisions set forth in Article 40.

PUBLIC RECORDS CUSTODIAN

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT:

**CITY CLERK
100 W. Atlantic Blvd., Suite 253
Pompano Beach, Florida 33060
(954) 786-4611**

RecordsCustodian@copbfl.com Exhibit to General Conditions of the Contract



**City of Pompano Beach, Purchasing Division
1190 N.E. 3rd Avenue, Building C
Pompano Beach, Florida, 33060**

**CITY OF POMPANO BEACH
CONTRACTOR PERFORMANCE REPORT**

1. Report Period: from _____ to _____
2. Contract Period: from _____ to _____
3. Bid# & or P.O.#: _____
4. Contractor Name: _____
5. City Department: _____
6. Project Manager: _____
7. Scope of Work (Service Deliverables): _____

CATEGORY	RATING	COMMENTS
1. Quality Assurance/Quality Control - Product/Services of high quality - Proper oversight - Communication	Poor =1 Satisfactory =2 Excellent =3	
2. Record Keeping -Accurate record keeping -Proper invoicing -Testing results complete	Poor =1 Satisfactory =2 Excellent =3	
3. Close-Out Activities - Restoration/Cleanup - Deliverables met - Punch list items addressed	Poor =1 Satisfactory =2 Excellent =3	
4. Customer Service - City Personnel and Residents - Response time - Communication	Poor =1 Satisfactory =2 Excellent =3	
5. Cost Control - Monitoring subcontractors - Change-orders - Meeting budget	Poor =1 Satisfactory =2 Excellent =3	
6. Construction Schedule - Adherence to schedule - Time-extensions - Efficient use of resources	Poor =1 Satisfactory =2 Excellent =3	
SCORE	_____	ADD ABOVE RATINGS/DIVIDE TOTAL BY NUMBER OF CATEGORIES BEING RATED

RATINGS

Poor Performance (1.0 – 1.59): Marginally responsive, effective and/or efficient; delays require significant adjustments to programs; key employees marginally capable; customers somewhat satisfied.

Satisfactory Performance (1.6 – 2.59): Generally responsive, effective and/or efficient; delays are excusable and/or results in minor program adjustments; employees are capable and satisfactorily providing service without intervention; customers indicate satisfaction.

Excellent Performance (2.6 – 3.0): Immediately responsive; highly efficient and/or effective; no delays; key employees are experts and require minimal direction; customers expectations are exceeded.

Would you select/recommend this contractor again? Yes No

Please attach any supporting documents to this report to substantiate the ratings that have been provided.

<div> <div></div> <div>Ratings completed by (print name)</div> </div>	<div> <div></div> <div>Ratings completed by signature</div> </div>	<div> <div></div> <div>Date</div> </div>
<div> <div></div> <div>Department Head (print name)</div> </div>	<div> <div></div> <div>Department Head Signature</div> </div>	<div> <div></div> <div>Date</div> </div>
<div> <div></div> <div>Vendor Representative (print name)</div> </div>	<div> <div></div> <div>Contractor Representative Signature</div> </div>	<div> <div></div> <div>Date</div> </div>

Comments, corrective actions etc., use additional page if necessary:

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins or other markings on the paper.

SUPPLEMENTARY CONDITIONS

1. PERFORMANCE BOND AND PAYMENT BOND

The City will require the Contractor to furnish bonds covering faithful performance of the Contract and payment of obligations arising thereunder.

SPECIFICATIONS

The project consists of furnishing all labor, equipment, tools, and materials required for demolition and disposal of the Elks Lodge Building (approx. 35,000 SF) located at 700 NE 10th St, Pompano Beach, FL, 33060 and/or demolition and disposal of the old Pompano Beach Library building (approx. 18,000 SF) located at 1213 E. Atlantic Blvd., Pompano Beach, FL, 33060, inclusive of any required asbestos and lead abatement, in accordance with Exhibits E-K, and as described herein, **to be awarded based on the total for each location.**

SECTION 01720

PROJECT RECORD DOCUMENTS

PART 1 GENERAL

1.01 THE REQUIREMENT

- A. The CONTRACTOR shall at all times maintain at the site of the project a record copy of:
 - 1. Drawings
 - 2. Specifications
 - 3. Addenda
 - 4. Change Orders and other modifications to the Contract.
 - 5. Approved Shop Drawings, Product Data and Samples.
 - 6. Project logs, e.g. change orders, submittals, RFI's, etc.
 - 7. Field Test Records.
 - 8. As-Built Progress Drawings

1.02 RELATED WORK SPECIFIED ELSEWHERE

- A. All applicable sections of the Specifications.
- B. General conditions.

MAINTENANCE OF DOCUMENTS AND SAMPLES

- C. Store documents and samples in CONTRACTOR'S field office apart from documents used for construction.
 - 1. Provide files and racks for storage of documents.
 - 2. Provide locked cabinet or secure storage space for storage of samples.
- D. File documents and samples in accordance with CSI format.
- E. Maintain documents in a clean, dry, legible condition and in good order. Do not use record documents for construction purposes.
- F. Make documents and samples available at all times for inspection by CITY'S Representatives.

1.03 MARKING DEVICES

- A. Provide felt tip marking pens for recording information in the color code designated by PROGRAM MANAGER.

1.04 RECORDING

Definition: The Project Record is the updated and revised plans and specifications, including a running account of all known revisions and changes made to the original plans and specifications, complete with copies of any field sketches and clarifications, issued over the course of construction. The Project Record is the responsibility of the CONTRACTOR.

- A. The CONTRACTOR shall label each document, "PROJECT RECORD" in neat large printed letters, or by rubber stamp.

- B. Record information concurrently with construction progress. Do not conceal any work until required information is recorded.
- C. Drawings: Legibly mark to record actual construction:
 - 1. Horizontal and vertical locations of underground utilities and appurtenances, referenced to permanent surface improvements.
 - 2. Location of internal utilities and appurtenances concealed in the construction, referenced to visible and accessible features of the structure.
 - 3. Field changes of dimension and detail.
 - 4. Changes made by Field Order or by Change Order.
 - 5. Details not on original Contract Drawings.
 - 6. The Record Drawing set shall show benchmark positions and their vertical values. Benchmarks are optional for Plan Views, but required for Profile Views.
- D. Specifications and Addenda; Legibly mark each Section to record:
 - 1. Manufacturer, trade name, catalog number, and supplier of each produce and item of equipment actually installed.
 - 2. Changes made by field order or by Change Order.

1.05 RECORD DRAWINGS

Definition: The Record Drawings are a revised set of drawing submitted by a contractor upon completion of a project. They reflect all changes made in the specifications and working drawings during the construction process, and show the exact dimensions, geometry, and location of all elements of the work completed under the contract.

- A. The CONTRACTOR shall maintain full size (24"X 36") project record to reflect the "record" items of work as the work progresses. Upon completion of the work, the CONTRACTOR shall prepare a set of record drawings on full-size, reproducible material and an electronic file in (DWG format, AutoCAD, Version 2011 or more recent version OR GIS). The record drawings will, in the greatest possible detail, reproduce the exact final conditions of the entire project. Including, but not limited to, final survey, utilities, architecture, structural, civil conditions, electrical, mechanical, paving, landscaping, irrigation, updating all details and all notes, parking, and any other plans related to a specific project. For the purpose of producing the final record drawings, based on the project record, the CONSULTANT will furnish one set of full size design drawings on reproducible material and an electronic file (DWG format, AutoCAD, Version 2011 or more recent version OR GIS) to the CONTRACTOR on compact disk or any other electronic means.

Definition: Design drawings or construction drawings, are drawings that are subject to clarifications, but are complete with enough information (plan, sections, dimensions, details, and notes, etc.) to enable the depicted item's construction or replication without additional information.

- B. At a minimum the project record shall be reviewed on the 20th working day of every third month, or more often, as deemed necessary by PROGRAM MANAGER, after the month in which the final Notice-to Proceed is given as well as on completion of WORK. Failure to maintain the project record up-to-date shall be grounds for withholding monthly progress payments until such time as the record drawings are brought up-to date.
- C. The project record shall be accessible to the CITY at all times during construction period.
- D. The cost of maintaining record changes, and preparation of the record drawings shall be included in the unit prices bid for the affected items. Upon completion of the WORK, the

CONTRACTOR shall furnish the PROGRAM MANAGER the set of record drawings on full-size, reproducible material and an electronic file in (DWG format, AutoCAD, Version 2011 or more recent version OR GIS) Pay request quantities must match this same set of record drawings. The completed Record drawings shall be delivered to the PROGRAM MANAGER at least 48 hours prior to final inspection of the work. The Final Inspection will not be conducted unless the Record Drawings are in the possession of the PROGRAM MANGER.

- E. The completed (or final) record drawings shall be certified by a Professional Land Surveyor, a registered and licensed Architect, a registered and licensed Engineer, a registered and licensed Landscape Architect, registered in the State of Florida. This certification shall consist of the professional discipline official's embossed seal bearing the professional discipline official's registration number, signature and date on each sheet of the drawing set. In addition, the key sheet, cover sheet or first sheet of the plans set shall list the business address and telephone number for all of the professional discipline officials.
- F. Representative items of work that should be shown on the record drawings as verified, changed or added are shown below:
 - 1. All deviations from condition shown in the Construction Documents including Change Orders, Field Orders and other varying conditions.
 - 2. Every utility (gas, telephone, power, water, force main, etc.) encountered and/or crossing drainage, water or sanitary sewer facilities (whether it is a conflict or has sufficient clearances) shall be located, both horizontally and vertically. The clearance between the facilities horizontal and vertical shall be noted. For instance, if a 2-inch gas main crosses over the top of a 6-inch potable water main, the bottom elevation of the gas main shall be noted and the top of the water main shall be noted. The difference between the two facilities will be the clearance between the two facilities. Parallel mains shall note the clearance between the outside of the mains. It shall be the CONTRACTOR's responsibility to note these crossings on a daily basis and insure that this information is reflected on the Record Drawing plan set. Crossings will not require state plane coordinates.
 - 3. Pipelines that are "dead" or have been abandoned shall be located during construction and shall be annotated Record Drawing Plans.
 - 4. As-built survey drawings shall meet applicable minimum technical standards for land surveys as outlined in Section 61G17 of the Florida Administrative Code.

NOTE: For technical information on AutoCAD and GIS, please refer to the "Electronic As Built Requirements" located on the City Engineering Website: http://pompanobeachfl.gov/assets/docs/pages/engineering/as_built.pdf

PART 2 -PRODUCTS (Not Applicable)

PART 3 -EXECUTION (Not Applicable)

END OF SECTION -01720

AirQuest Project #13285

Pre-Demolition Report of Building Material Survey, Sampling And Evaluation of Asbestos- Containing Materials

For:

City of Pompano Beach Library
1213 East Atlantic Boulevard
Pompano Beach, Florida 33060
2407 Sea Island Drive
Fort Lauderdale, Florida 33301

Prepared For:

Ms. Maria Paituvi
E Sciences, Inc.
224 Southeast 9th Street
Fort Lauderdale, Florida 33316

March 29, 2018

CERTIFICATION PAGE

**Pre-Demolition Report of
Building Material Survey, Sampling And
Evaluation of Asbestos-Containing Materials**

**City of Pompano Beach Library
1213 East Atlantic Boulevard
Pompano Beach, Florida 33316**

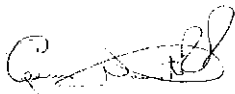
**Prime Work Order No.: 3
Prime Project Job No.: 2-0965-011
AirQuest Project #13285**

Prepared For:

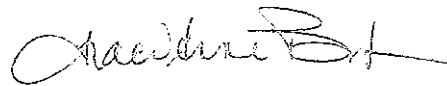
**Ms. Maria Paituvi
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Prepared By:

**AirQuest Environmental, Inc.
6851 Southwest 45th Street
Fort Lauderdale, Florida 33314**



**German Navarrete
Project Manager**



**Traci-Anne Boyle, CIH, CSP
FL Asbestos Consultant #AX-60**

March 29, 2018

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1 EXECUTIVE SUMMARY

AirQuest Environmental, Inc. ("AirQuest") performed a pre-demolition asbestos survey for the City of Pompano Beach Library, located at 1213 East Atlantic Boulevard, Pompano Beach, Florida 33060 ("the site"). The survey was performed on March 16 and 24, 2018, by AirQuest Project Manager, German Navarrete, a trained Asbestos Hazard Emergency Response Act (AHERA) certified asbestos inspector (see Appendix I).

The purpose of this survey was to identify asbestos-containing materials (ACM) within the interior, exterior and roof of the building prior to demolition activities.

The results of our observation and laboratory analysis identified the following ACM:

Homogenous Area (HA) Material	Location	Percentage/ Type	Material Condition/ Friability	Approximate Quantity	Category
HA 9: Wood Panel Glue	Office 8	4% Chrysotile	Good/ Non-Friable	480 SF	Category II NESHAP
HA 16: White with Black Lines 12" x 12" Vinyl Floor Tile and Mastic	2 nd Floor Men's and Women's Restrooms	Tile: 3% Chrysotile Mastic: 8% Chrysotile	Good/ Non-Friable	300 SF	Category I NESHAP
HA 18: Green 9" x 9" Vinyl Floor Tile and Mastic	South Lobby East Storage	Tile: ND Mastic: 4% Chrysotile	Good/ Non-Friable	120 SF	Category I NESHAP
HA 28: Black Mirror Mastic	North Lobby Men's and Women's Restrooms	5% Chrysotile	Good/ Non-Friable	Approximately 9 LF Behind 85 SF of Mirror	Category II NESHAP
HA 30: Gray Air-Handling Unit Mastic	Exterior Southwest Area Air-Handling Unit	3% Chrysotile	Good/ Non-Friable	75 SF	Category II NESHAP
HA 40: Roof Deck Penetrations	Lower Level Roof: North and Northwest Areas	5% Chrysotile	Good/ Non-Friable	5 SF	Category I NESHAP

SF- Square Feet

LF- Linear Feet

ND- None Detected

NESHAP- National Emissions Standard for Hazardous Air Pollutants

Non-Friable- Material that, when dry, may not be crumbled, pulverized, or reduced to powder by hand pressure.

If any materials are encountered during demolition activities that were not sampled in this report, the materials should not be disturbed until they have been sampled and identified as non-ACM through laboratory analysis.

2 INTRODUCTION AND SITE DESCRIPTION

The City of Pompano Beach Library, located at 1213 East Atlantic Boulevard, Pompano Beach, Florida, was a two-story building and measured approximately 17,975 square feet.

The scope of services for this project consisted of the following five steps:

- Building Walk-Through and Observations,
- Bulk Sampling of Suspect ACM,
- Polarized Light Microscopy (PLM) Analysis of Bulk Samples,
- Hazard Assessment and Evaluation, and
- Final Report Preparation.

On March 16 and 24, 2018, AirQuest Project Manager, German Navarrete, conducted an asbestos sampling survey of suspect ACM at the site.

The building was constructed of concrete block on a concrete slab foundation and was finished with exterior stucco. Two levels (top and lower) of the multi-level roof were surveyed. The top level roof deck was constructed of corrugated metal with parapet walls and was finished with gravel and tar. Roof drains, roof curbs, and parapet flashing were present. The lower level roof deck was constructed of wood with parapet walls and finished with a bituminous material roofing membrane. Gravel and tar were at the roof edge. Roof drains roof curbs, roof deck penetrations, and parapet flashing were present. Ceilings were constructed of drywall system and select areas were finished with three (3) types of acoustic ceiling tile. Interior walls were constructed of plaster, drywall system, and brick. Select areas of the interior walls were finished with wood paneling, two (2) types of ceramic wall tile, and four (4) types of vinyl floor cove. Select areas of the concrete floors were finished with eight (8) types of vinyl floor tile, five (5) types of ceramic floor tile, linoleum, and carpet. Flooring mastic, carpet glue, tile grout, and wood panel glue were present. Mastic was present under the sinks in the 1st and 2nd floor break rooms. Mirror mastic was present in the north lobby men's and women's restrooms. Mastic was present on air-conditioner duct work in the mechanical room and east storage area. Mastic was present on the air-handling at the southwest exterior of the building.

3 SURVEY METHODS AND LABORATORY ANALYSIS

The sampling protocol used generally follows Asbestos Hazard Emergency Response Act (AHERA) guidelines. AHERA was promulgated by the United States Environmental Protection Agency (EPA) in 1987 and regulated public schools.

Suspect materials are differentiated into three categories: surfacing material, thermal system insulation, or miscellaneous material. Surfacing material is anything that is sprayed or troweled onto a surface; thermal system insulation is material used to insulate HVAC pipes, tanks, etc., and miscellaneous material is any other type of material. During the survey, miscellaneous materials were observed.

A homogeneous area is defined as an area of surfacing material, thermal system insulation material, or miscellaneous material that is uniform in color and texture. A homogeneous area is not limited to only one room, but can be found in several rooms. Sample selection in the building was determined by identifying the homogeneous areas and basing sampling locations upon these areas.

In conducting the building inspection in compliance with all local, state, and federal regulations, all suspected ACM which were accessible to the inspector, were either sampled to confirm the actual presence of asbestos, or assumed to contain asbestos.

Building areas between walls, under floors, under concrete slabs and above permanent ceilings, all of which could not be accessed, were not visually inspected nor were materials therein sampled as a part of this building inspection.

Due to the fact that over 3,600 different building products are recognized as asbestos-containing building materials, it cannot be said that all such products, which may be included in the subject building, have or could be identified.

Analysis was performed using Polarized Light Microscopy (PLM) with dispersion staining. The laboratory is rated proficient through National Institute of Standards and Technology- National Voluntary Laboratory Accreditation Program (NIST-NVLAP) for bulk asbestos analysis.

It is important to note that the method of bulk sample analysis, PLM, is not 100% absolute in the identification of ACM. There are many factors which may contribute to false negatives being reported. Some of the more common factors include non-homogeneity of the building material and the optical variations of the microscopist. In order to obtain an absolute analysis of a building material, any reported negative sample suspect of being asbestos or any material not sampled should be analyzed by Transmission Electron Microscopy (TEM) with energy dispersive x-ray analysis (EDAX) for bulk sample confirmation. Interpretation of TEM results must be viewed with caution as these procedures are not presently recognized by EPA regulations. However, they are useful analytical techniques for confirmation of non-friable materials when PLM results are inconclusive.

Because of the inherent limitations of PLM Bulk Sample analysis, the Owner may elect to re-analyze the reported negative PLM samples by TEM to determine whether they may be regulated under the Asbestos National Emission Standards for Hazardous Air Pollutants (NESHAP).

This analytical technique is described in the EPA Guidance Document, EPA/600 R-93/116, July 1993, Test Method – Method for the Determination of Asbestos in Bulk Building Materials. This method, Analytical Electron Microscopy (AEM), also referred to as TEM, can often be a reliable method for the detection and positive identification of asbestos in some bulk building materials, both friable and nonfriable. The method is particularly applicable to bulk materials that contain a large amount of interfering materials that can be removed by ashing and/or dissolution and contain asbestos fibers that are not resolved by PLM techniques. Many floor tiles and plasters would be included in the type of sample. In combination with suitable specimen preparation techniques, the AEM method can also be used to quantify asbestos concentrations.

The TEM analytical methodology is also referred to in an EPA Advisory, Federal Register, Vol. 59, No. 146, August 1, 1994, Advisory Regarding Availability of an Improved Asbestos Bulk Sample Analysis Sample Test Method; Supplementary Information on Bulk Sample Collection and Analysis. The Advisory states that this approach should be considered for the following circumstances: (1) Floor tiles which may contain thin fibers and which were analyzed under the 1982 PLM method and found not to be asbestos-containing; and (2) materials such as hard wall and acoustical plaster, stucco or other similar multi-layered materials or systems which were not analyzed and reported by layers (discrete strata).

NESHAP, 40 CFR Part 763, Section 61.141, revised July 1, 1996, defines ACM as any material containing more than one (1) percent asbestos as determined using the method specified in Appendix E, Subpart E, 40 CFR Part 763, Section 1, PLM, that, when dry, can be crumbled, pulverized or reduced to a powder by hand pressure. If the asbestos content is less than ten (10) percent as determined by a method other than point counting by PLM, verify the asbestos content by point counting using PLM.

Estimates of quantities of ACM where given are based upon the identification of suspect materials. Where suspect ACM are located behind walls, above ceilings, beneath carpeting, or other concealed conditions. Where the quantities cannot be verified, the estimate is based upon the conditions present during the survey. These estimates are not to be considered absolute and should be verified when the ACM is exposed.

4 SUSPECT ASBESTOS-CONTAINING MATERIALS

Forty-two (42) homogeneous areas (HA) of suspect material were identified and a total of ninety-eight (98) samples were collected. The laboratory split the samples into layers, resulting in the analysis of 140 samples. Sample descriptions and laboratory results are summarized in Table 1. Sample locations and homogeneous areas identified to be ACM are described in Section 5.

A copy of the laboratory report and chain of custody record is included in Appendix II. Photographs of each HA are included in Appendix III.

Table 1 – Laboratory Analysis and Summary
Samples Collected on March 16, 2018

Sample Number	HA	Location	Description of Suspect Material	Asbestos Content %
March 16, 2018				
3285-01	1	Office 7	White 2' x 4' Acoustic Ceiling Tile with Waves Pattern	ND
3285-02	1	Office 1	White 2' x 4' Acoustic Ceiling Tile with Waves Pattern	ND
3285-03	1	South Lobby	White 2' x 4' Acoustic Ceiling Tile with Waves Pattern	ND
3285-04	2	Office 5	White 2' x 4' Acoustic Ceiling Tile with Dot-Dash Pattern	ND
3285-05	2	Office 3	White 2' x 4' Acoustic Ceiling Tile with Dot-Dash Pattern	ND
3285-06	2	South Lobby	White 2' x 4' Acoustic Ceiling Tile with Dot-Dash Pattern	ND
3285-07	3	South Lobby	White 12" x 12" Acoustic Ceiling Tile with Pinhole Pattern	ND
3285-08	3	South Lobby	White 12" x 12" Acoustic Ceiling Tile with Pinhole Pattern	ND
3285-09	3	South Lobby	White 12" x 12" Acoustic Ceiling Tile with Pinhole Pattern	ND
3285-10	4	Office 8	Drywall System Ceiling	ND
3285-11	4	West Restrooms	Drywall System Ceiling	ND

Sample Number	HA	Location	Description of Suspect Material	Asbestos Content %
3285-12	4	Storage East	Drywall System Ceiling	ND
3285-13	5	Storage West	Drywall System Wall	ND
3285-14	5	Office 2	Drywall System Wall	ND
3285-15	5	South Lobby	Drywall System Wall	ND
3285-16	5	Office 1	Drywall System Wall	ND
3285-17	5	Men's Restroom	Drywall System Wall	ND
3285-18	6	South Lobby	Plaster Wall	ND
3285-19	6	South Lobby	Plaster Wall	ND
3285-20	6	South Lobby	Plaster Wall	ND
3285-21	7	Men's Restroom	White 4" x 4" Ceramic Wall Tile	ND
3285-22	7	Women's Restroom	White 4" x 4" Ceramic Wall Tile	ND
3285-23	8	Men's Restroom	Blue 4" x 4" Ceramic Wall Tile & Mastic	ND
3285-24	8	Women's Restroom	Blue 4" x 4" Ceramic Wall Tile & Mastic	ND
3285-25	9	Office 8	Wood Panel Glue	4% Chrysotile
3285-26	9	Office 8	Wood Panel Glue	4% Chrysotile
3285-27	10	South Lobby	Tan Brick	ND
3285-28	10	South Lobby	Tan Brick & Grout	ND

Sample Number	HA	Location	Description of Suspect Material	Asbestos Content %
3285-29	11	2 nd Floor Break Room	Tan 12" x 12" Vinyl Floor Tile & Mastic	ND
3285-30	11	2 nd Floor Break Room	Tan 12" x 12" Vinyl Floor Tile & Mastic	ND
3285-31	12	Elevator	Brown with Spots 12" x 12" Vinyl Floor Tile & Mastic	ND
3285-32	12	Elevator	Brown with Spots 12" x 12" Vinyl Floor Tile & Mastic	ND
3285-33	13	1 st Floor Break Room	Beige 12" x 12" Vinyl Floor Tile & Mastic	ND
3285-34	13	Storage West	Beige 12" x 12" Vinyl Floor Tile & Mastic	ND
3285-35	14	2 nd Floor North Hallway	Blue 12" x 12" Vinyl Floor Tile	ND
3285-36	14	2 nd Floor South Hallway	Blue 12" x 12" Vinyl Floor Tile & Mastic	ND
3285-37	15	South Lobby Restrooms	White 12" x 12" Vinyl Floor Tile	ND
3285-38	15	South Lobby Restrooms	White 12" x 12" Vinyl Floor Tile	ND
3285-39	16	2 nd Floor West Restroom	White with Black Lines 12" x 12" Vinyl Floor Tile	Tile: 3% Chrysotile Mastic: 8% Chrysotile
3285-40	16	2 nd Floor Men's Restroom	White with Black Lines 12" x 12" Vinyl Floor Tile	Tile: 3% Chrysotile Mastic: 8% Chrysotile
3285-41	17	South Lobby Restroom	Green 12" x 12" Vinyl Floor Tile & Mastic	ND
3285-42	17	South Lobby Restroom	Green 12" x 12" Vinyl Floor Tile & Mastic	ND
3285-43	18	South Lobby East Storage	Green 9" x 9" Vinyl Floor Tile & Mastic	Tile: ND Mastic: 4% Chrysotile
3285-44	18	South Lobby East Storage	Green 9" x 9" Vinyl Floor Tile & Mastic	Tile: ND Mastic: 4% Chrysotile
3285-45	19	North Lobby	Brown 12" x 12" Ceramic Floor Tile & Grout	ND

Sample Number	HA	Location	Description of Suspect Material	Asbestos Content %
3285-46	19	North Lobby	Brown 12" x 12" Ceramic Floor Tile & Grout	ND
3285-47	20	Main Entry	Brown 8" x 4" Ceramic Floor Tile & Grout	ND
3285-48	20	Main Entry	Brown 8" x 4" Ceramic Floor Tile & Grout	ND
3285-49	21	South Lobby Men's Restroom	Green Mosaic 2" x 2" Ceramic Floor Tile & Grout	ND
3285-50	21	West Storage	Green Mosaic 2" x 2" Ceramic Floor Tile & Grout	ND
3285-51	22	North Lobby Women's Restroom	White 2" x 2" Ceramic Floor Tile & Grout	ND
3285-52	22	North Lobby Men's Restroom	White 2" x 2" Ceramic Floor Tile & Grout	ND
3285-53	23	North Lobby Men's Restroom	Gray 2" x 2" Ceramic Floor Tile	ND
3285-54	23	North Lobby Women's Restroom	Gray 2" x 2" Ceramic Floor Tile & Grout	ND
3285-55	24	Office 15	Yellow Carpet Glue	ND
3285-56	24	Auditorium	Yellow Carpet Glue	ND
3285-57	25	Main Entry	Brown Linoleum	ND
3285-58	25	Main Entry	Brown Linoleum	ND
3285-59	26	Auditorium	Concrete Slab	ND
3285-60	26	South Lobby	Concrete Slab	ND
3285-61	26	Office 2	Concrete Slab	ND
3285-62	26	Office 1	Concrete Slab	ND

Sample Number	HA	Location	Description of Suspect Material	Asbestos Content %
3285-63	26	South Lobby	Concrete Slab	ND
3285-64	27	2 nd Floor Break Room	Beige Mastic Under Sink	ND
3285-65	27	1 st Floor Break Room	Beige Mastic Under Sink	ND
3285-66	28	North Lobby Women's Restroom	Black Mirror Mastic	5% Chrysotile
3285-67	28	North Lobby Men's Restroom	Black Mirror Mastic	5% Chrysotile
3285-68	29	Mechanical Room	White Air-Conditioner Duct Mastic	ND
3285-69	29	East Storage	White Air-Conditioner Duct Mastic	ND
3285-70	30	Exterior Southwest	Gray Air-Handler Unit Mastic	3% Chrysotile
3285-71	30	Exterior Southwest	Gray Air-Handler Unit Mastic	3% Chrysotile
3285-72	31	Office 6	Beige 4" Vinyl Floor Cove & Mastic	ND
3285-73	31	Office 2	Beige 4" Vinyl Floor Cove, Mastic & Joint Compound	ND
3285-74	32	Main Entry	Black 4" Vinyl Floor Cove & Mastic	ND
3285-75	32	Main Entry	Black 4" Vinyl Floor Cove & Mastic	ND
3285-76	33	2 nd Floor Women's Restroom	Brown 4" Vinyl Floor Cove & Mastic	ND
3285-77	33	2 nd Floor Men's Restroom	Brown 4" Vinyl Floor Cove & Mastic	ND
3285-78	34	2 nd Floor North Hallway	Blue 4" Vinyl Floor Cove	ND
3285-79	34	2 nd Floor South Hallway	Blue 4" Vinyl Floor Cove & Mastic	ND

Sample Number	HA	Location	Description of Suspect Material	Asbestos Content %
3285-80	35	Top Roof Deck West Area	Gravel & Tar	ND
3285-81	35	Lower Roof Deck Southeast Area	Gravel & Tar	ND
3285-82	35	Lower Roof Deck West Area	Gravel & Tar	ND
3285-83*	NA	NA	NA	NA
3285-84	36	Lower Roof Deck North Area	Bituminous Material Roofing Membrane	ND
3285-85	36	Lower Roof Deck Central Area	Bituminous Material Roofing Membrane	ND
3285-86	36	Lower Roof Deck West Area	Bituminous Material Roofing Membrane	ND
3285-87	37	Lower Roof Southwest Area	Gravel & Tar at Edge	ND
3285-88	37	Lower Roof West Area	Gravel & Tar at Edge	ND
3285-89	38	Lower Roof East Area	Bituminous Roofing Material at Edge	ND
3285-90	38	Lower Roof Central Area	Bituminous Roofing Material at Edge	ND
3285-91	39	Lower Roof West Area	Roof Drain	ND
3285-92	39	Top Roof Northwest Area	Roof Drain	ND
3285-93	40	Lower Roof North Area	Roof Deck Penetration	5% Chrysotile
3285-94	40	Lower Roof Central Area	Roof Deck Penetration	5% Chrysotile
3285-95	41	Top Roof Central Area	Roof Curb	ND
3285-96	41	Lower Roof Central Area	Roof Curb	ND

Sample Number	HA	Location	Description of Suspect Material	Asbestos Content %
3285-97	42	Lower Roof West Area	Parapet Flashing	ND
3285-98	42	Lower Roof West Area	Parapet Flashing	ND
March 24, 2018				
1325-01	1	Northeast Area Exterior Wall	Exterior Stucco	ND
1325-02	1	Southeast Area Exterior Wall	Exterior Stucco	ND
1325-03	1	Northwest Area Exterior Wall	Exterior Stucco	ND
1325-04	1	West Area Exterior Wall	Exterior Stucco	ND
1325-05	1	Southwest Area Exterior Wall	Exterior Stucco	ND
HA- Homogenous Area ND- None Detected *NA-Not Applicable, Sample Number was Skipped				

5 ASBESTOS CONTAINING MATERIAL (ACM)

This section describes the ACM observed during the inspection. The quantities of material described herein are approximate and are not to be relied upon by asbestos abatement contractors for bidding purposes.

The results of our observation and laboratory analysis identified the following ACM:

Homogenous Area (HA) Material	Location	Percentage/ Type	Material Condition/ Friability	Approximate Quantity	Category
HA 9: Wood Panel Glue	Office 8	4% Chrysotile	Good/ Non-Friable	480 SF	Category II NESHAP
HA 16: White with Black Lines 12" x 12" Vinyl Floor Tile and Mastic	2 nd Floor Men's and Women's Restrooms	Tile: 3% Chrysotile Mastic: 8% Chrysotile	Good/ Non-Friable	300 SF	Category I NESHAP
HA 18: Green 9" x 9" Vinyl Floor Tile and Mastic	South Lobby East Storage	Tile: ND Mastic: 4% Chrysotile	Good/ Non-Friable	120 SF	Category I NESHAP
HA 28: Black Mirror Mastic	North Lobby Men's and Women's Restrooms	5% Chrysotile	Good/ Non-Friable	Approximately 9 LF Behind 85 SF of Mirror	Category II NESHAP
HA 30: Gray Air-Handling Unit Mastic	Exterior Southwest Area Air-Handling Unit	3% Chrysotile	Good/ Non-Friable	75 SF	Category II NESHAP
HA 40: Roof Deck Penetrations	Lower Level Roof: North and Northwest Areas	5% Chrysotile	Good/ Non-Friable	5 SF	Category I NESHAP

SF- Square Feet

LF- Linear Feet

ND- None Detected

NESHAP- National Emissions Standard for Hazardous Air Pollutants

Non-Friable- Material that, when dry, may not be crumbled, pulverized, or reduced to powder by hand pressure.

6 CONCLUSIONS AND RECOMMENDED RESPONSE ACTION

The results of our observation and laboratory analysis identified the following ACM:

Homogenous Area (HA) Material	Location	Percentage/Type	Material Condition/Friability	Approximate Quantity	Category
HA 9: Wood Panel Glue	Office 8	4% Chrysotile	Good/ Non-Friable	480 SF	Category II NESHAP
HA 16: White with Black Lines 12" x 12" Vinyl Floor Tile and Mastic	2 nd Floor Men's and Women's Restrooms	Tile: 3% Chrysotile Mastic: 8% Chrysotile	Good/ Non-Friable	300 SF	Category I NESHAP
HA 18: Green 9" x 9" Vinyl Floor Tile and Mastic	South Lobby East Storage	Tile: ND Mastic: 4% Chrysotile	Good/ Non-Friable	120 SF	Category I NESHAP
HA 28: Black Mirror Mastic	North Lobby Men's and Women's Restrooms	5% Chrysotile	Good/ Non-Friable	Approximately 9 LF Behind 85 SF of Mirror	Category II NESHAP
HA 30: Gray Air-Handling Unit Mastic	Exterior Southwest Area Air-Handling Unit	3% Chrysotile	Good/ Non-Friable	75 SF	Category II NESHAP
HA 40: Roof Deck Penetrations	Lower Level Roof: North and Northwest Areas	5% Chrysotile	Good/ Non-Friable	5 SF	Category I NESHAP

SF- Square Feet

LF- Linear Feet

ND- None Detected

NESHAP- National Emissions Standard for Hazardous Air Pollutants

Non-Friable- Material that, when dry, may not be crumbled, pulverized, or reduced to powder by hand pressure.

National Emission Standards for Hazardous Air Pollutants (NESHAP) Category Recommendations:

- **Category I:** Category I nonfriable ACM refers to asbestos-containing packing, gaskets, resilient floor coverings, and asphalt roofing products
 - Demolition Activities: NESHAP regulations do not require that Category I nonfriable ACM be removed prior to demolition activities as long as the material is not rendered friable by demolition practices, kept wet during demolition activities, is segregated from the waste stream and disposed of in a Class I landfill capable of accepting such material.

The demolition crew must abide by OSHA regulations pertaining to asbestos exposure. The owner should consider removal prior to demolition as this may be more cost-effective than complying with OSHA regulations, the costs associated with segregating the waste stream and the additional disposal costs.

Prior to the removal or in-place wet demolition of the identified asbestos containing material, notification to the appropriate County and the State of Florida agencies is required.

- **Category II:** Category II nonfriable ACM refers to any material that is not classified under Category I
 - Demolition Activities: NESHAP regulations do not require that Category II nonfriable ACM be removed prior to demolition activities as long as the probability is low that the materials will not become crumbled, pulverized, or reduced to powder during demolition. However, many Category II materials (for example, transite panels) will become RACM during demolition activities and most NESHAP regulators require removal prior to demolition. Prior regulatory approval is needed if Category II nonfriable materials will remain in place during the demolition.

Category II nonfriable ACM that will remain in place during demolition must be kept wet during demolition activities, segregated from the waste stream and disposed of in a Class I landfill capable of accepting such material. The demolition crew must abide by OSHA regulations pertaining to asbestos exposure. The owner should consider removal prior to demolition as this may be more cost-effective than complying with OSHA regulations, the costs associated with segregating the waste stream and the additional disposal costs.

Prior to the removal or in-place wet demolition of Category II nonfriable material, notification to the appropriate County and the State of Florida agencies is required.

7 LIMITATIONS

If any materials are encountered during demolition activities that were not sampled in this report, the materials should not be disturbed until they have been sampled and identified as non-ACM through laboratory analysis.

This report was prepared in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions. This report was prepared for the exclusive use of the client and assigned agents and is not intended for any other purposes. Our report is based on the information available to us at the time of our investigation and limited in scope to the stated purpose and/or the area(s) inspected. Other conditions elsewhere in the site may differ from those in the inspected/ surveyed locations and such conditions are unknown, may change over time, and/or have not been considered. This report does not claim to identify all potential hazards and/or contaminants that may be present, nor does it imply any medical opinion on the relationship of potential health effects with any reported hazards and/ or contaminants. Our opinions are based on our findings and professional expertise, with no guaranty or warranty implied herein. The data obtained in this report does not establish the habitability of the site, nor does it determine if a building is safe or unsafe. Should additional information become available, we reserve the right to determine the impact, if any, of the new information on our opinions, conclusions, and recommendations if necessary as warranted by the discovery of the additional information. AirQuest accepts no responsibility for interpretation of this report by others. Its contents shall not be used or relied upon by other parties without prior written authorization by AirQuest.

Appendix I Certifications

Appendix II
Laboratory Report and Chain of Custody Record

**EMSL Analytical, Inc.**

19501 NE 10th Ave. Bay A N. Miami Beach, FL 33179

Tel/Fax: (305) 650-0577 / (305) 650-0578

http://www.EMSL.com / miamilab@emsl.com

EMSL Order: 171801709**Customer ID:** AQE63**Customer PO:****Project ID:****Attention:** Paul LeBlanc

AirQuest Environmental, Inc.

6851 Southwest 45th Street

Fort Lauderdale, FL 33314

Phone: (954) 214-2640**Fax:** (954) 792-2221**Received Date:** 03/26/2018 2:30 PM**Analysis Date:** 03/27/2018**Collected Date:** 03/24/2018**Project:** 13285

**Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized
Light Microscopy**

Sample	Description	Appearance	<u>Non-Asbestos</u>		<u>Asbestos</u>
			% Fibrous	% Non-Fibrous	% Type
13285-01	Ext Stucco Wall	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
171801709-0001					
13285-02	Ext Stucco Wall	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
171801709-0002					
13285-03	Ext Stucco Wall	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
171801709-0003					
13285-04	Ext Stucco Wall	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
171801709-0004					
13285-05	Ext Stucco Wall	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
171801709-0005					

Analyst(s)

Dominico Ramos (4)

Ronald Alvarez (1)

Kimberly Wallace, Laboratory Manager
or Other Approved Signatory

EMSL maintains liability limited to cost of analysis. This report relates only to the samples reported and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. Interpretation and use of test results are the responsibility of the client. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST or any agency of the federal government. Non-friable organically bound materials present a problem matrix and therefore EMSL recommends gravimetric reduction prior to analysis. Samples received in good condition unless otherwise noted. Estimated accuracy, precision and uncertainty data available upon request. Unless requested by the client, building materials manufactured with multiple layers (i.e. linoleum, wallboard, etc.) are reported as a single sample. Reporting limit is 1%

Samples analyzed by EMSL Analytical, Inc. N. Miami Beach, FL NVLAP Lab Code 200204-0

Initial report from: 03/27/2018 11:36:38

Stop at First Positive: Yes / No
Turnaround Time: 3 Hr. ; 6 Hr. ;
24 Hr. ; 72 Hr. ; Other
Email: Labresults@airquestinc.com

Sample Date: 03-24-18
Project Name: Pompano Beach Library
Project Number: 13285
Surveyor: J. P. W. W. W. W.
Signature: J. P. W. W. W. W.

[illegible]

Relinquished by: [Signature] Date & Time: 02-26-18 Initial Tracking #

Received by: RC Fast Walker Date & Time: 3/26/18 14:30

Relinquished by: Date & Time:

Received by: Date & Time:

☐ FedEx: ☒ Hand Couriered

Page 1 of 1

**EMSL Analytical, Inc.**

2700 W. Cypress Creek Rd. Ste. C108 Fort Lauderdale, FL 33309

Tel/Fax: (954) 786-9331 / (954) 941-4145

http://www.EMSL.com / pompanobeachlab@emsl.com

EMSL Order: 561801783**Customer ID:** AQE63**Customer PO:****Project ID:****Attention:** Paul LeBlanc

AirQuest Environmental, Inc.

6851 Southwest 45th Street

Fort Lauderdale, FL 33314

Phone: (954) 214-2640**Fax:** (954) 792-2221**Received Date:** 03/21/2018 10:20 AM**Analysis Date:** 03/21/2018**Collected Date:** 03/16/2018**Project:** 13285- E Sciences, Inc

**Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized
Light Microscopy**

Sample	Description	Appearance	<u>Non-Asbestos</u>		<u>Asbestos</u>
			% Fibrous	% Non-Fibrous	% Type
3285-1	Ceiling Tile	Gray/White Fibrous	50% Cellulose 20% Min. Wool	30% Non-fibrous (Other)	None Detected
561801783-0001		Homogeneous			
3285-2	Ceiling Tile	Gray/White Fibrous	50% Cellulose 20% Min. Wool	30% Non-fibrous (Other)	None Detected
561801783-0002		Homogeneous			
3285-3	Ceiling Tile	Gray/White Fibrous	50% Cellulose 20% Min. Wool	30% Non-fibrous (Other)	None Detected
561801783-0003		Homogeneous			
3285-4	Ceiling Tile	Gray/White Fibrous	50% Cellulose 10% Min. Wool	40% Non-fibrous (Other)	None Detected
561801783-0004		Homogeneous			
3285-5	Ceiling Tile	Gray/White Fibrous	50% Cellulose 10% Min. Wool	40% Non-fibrous (Other)	None Detected
561801783-0005		Homogeneous			
3285-6	Ceiling Tile	Gray/White Fibrous	50% Cellulose 20% Min. Wool	30% Non-fibrous (Other)	None Detected
561801783-0006		Homogeneous			
3285-7	Ceiling Tile	Tan/White Fibrous	90% Cellulose	10% Non-fibrous (Other)	None Detected
561801783-0007		Homogeneous			
3285-8	Ceiling Tile	Tan/White Fibrous	90% Cellulose	10% Non-fibrous (Other)	None Detected
561801783-0008		Homogeneous			
3285-9	Ceiling Tile	Brown/White Fibrous	90% Cellulose	10% Non-fibrous (Other)	None Detected
561801783-0009		Homogeneous			
3285-10-Drywall	Drywall System	Brown/Gray Fibrous	10% Cellulose 2% Glass	88% Non-fibrous (Other)	None Detected
561801783-0010		Homogeneous			
3285-10-Joint Compound	Drywall System	White Non-Fibrous		100% Non-fibrous (Other)	None Detected
561801783-0010A		Homogeneous			
3285-11-Drywall	Drywall System	Brown/Gray Fibrous	10% Cellulose 2% Glass	88% Non-fibrous (Other)	None Detected
561801783-0011		Homogeneous			
3285-11-Joint Compound	Drywall System	White Non-Fibrous		100% Non-fibrous (Other)	None Detected
561801783-0011A		Homogeneous			
3285-12	Drywall System	Brown/Gray Fibrous	10% Cellulose 2% Glass	88% Non-fibrous (Other)	None Detected
561801783-0012		Homogeneous			
3285-13-Drywall	Drywall System	Brown/Gray Fibrous	10% Cellulose 2% Glass	88% Non-fibrous (Other)	None Detected
561801783-0013		Homogeneous			

Initial report from: 03/22/2018 09:36:03


EMSL Analytical, Inc.

2700 W. Cypress Creek Rd. Ste. C108 Fort Lauderdale, FL 33309

Tel/Fax: (954) 786-9331 / (954) 941-4145

http://www.EMSL.com / pompanobeachlab@emsl.com

EMSL Order: 561801783

Customer ID: AQE63

Customer PO:
Project ID:
Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos % Type
			% Fibrous	% Non-Fibrous	
3285-13-Joint Compound 561801783-0013A	Drywall System	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
3285-14-Drywall 561801783-0014	Drywall System	Brown/Gray Fibrous Homogeneous	10% Cellulose 2% Glass	88% Non-fibrous (Other)	None Detected
3285-14-Joint Compound 561801783-0014A	Drywall System	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
3285-15-Skim Coat 561801783-0015	Drywall System	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
3285-15-Base Coat 561801783-0015A	Drywall System	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
3285-16 561801783-0016	Drywall System	Brown/Gray Fibrous Homogeneous	10% Cellulose	90% Non-fibrous (Other)	None Detected
3285-17-Drywall 561801783-0017	Drywall System	Brown/Gray Fibrous Homogeneous	10% Cellulose	90% Non-fibrous (Other)	None Detected
3285-17-Joint Compound 561801783-0017A	Drywall System	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
3285-18-Skim Coat 561801783-0018	Plaster	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
3285-18-Base Coat 561801783-0018A	Plaster	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
3285-19-Skim Coat 561801783-0019	Plaster	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
3285-19-Base Coat 561801783-0019A	Plaster	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
3285-20-Skim Coat 561801783-0020	Plaster	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
3285-20-Base Coat 561801783-0020A	Plaster	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
3285-21 561801783-0021	Ceramic Tile	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
3285-22 561801783-0022	Ceramic Tile	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
3285-23-Ceramic Tile 561801783-0023	Ceramic Tile	White/Blue Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
3285-23-Mastic 561801783-0023A	Ceramic Tile	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected

Initial report from: 03/22/2018 09:36:03

**EMSL Analytical, Inc.**

2700 W. Cypress Creek Rd. Ste. C108 Fort Lauderdale, FL 33309

Tel/Fax: (954) 786-9331 / (954) 941-4145

http://www.EMSL.com / pompanobeachlab@emsl.com

EMSL Order: 561801783**Customer ID:** AQE63**Customer PO:****Project ID:**

**Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized
Light Microscopy**

Sample	Description	Appearance	Non-Asbestos		Asbestos % Type
			% Fibrous	% Non-Fibrous	
3285-24-Ceramic Tile 561801783-0024	Ceramic Tile	White/Blue Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
3285-24-Mastic 561801783-0024A	Ceramic Tile	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
3285-25 561801783-0025	Glue	Tan Non-Fibrous Homogeneous		96% Non-fibrous (Other)	4% Chrysotile
3285-26 561801783-0026	Glue	Tan Non-Fibrous Homogeneous		96% Non-fibrous (Other)	4% Chrysotile
3285-27 561801783-0027	Brick	Red Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
3285-28-Brick 561801783-0028	Brick	Orange Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
3285-28-Grout 561801783-0028A	Brick	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
3285-29-Floor Tile 561801783-0029	Vinyl Floor Tile	Pink Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
3285-29-Mastic 561801783-0029A	Vinyl Floor Tile	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
3285-30-Floor Tile 561801783-0030	Vinyl Floor Tile	Pink Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
3285-30-Mastic 561801783-0030A	Vinyl Floor Tile	Tan Non-Fibrous Homogeneous	2% Synthetic	98% Non-fibrous (Other)	None Detected
3285-31-Vinyl Floor Tile 561801783-0031	Vinyl Floor Tile	Brown/Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
3285-31-Mastic 561801783-0031A	Vinyl Floor Tile	Tan Fibrous Homogeneous	5% Cellulose	95% Non-fibrous (Other)	None Detected
3285-32-Vinyl Floor Tile 561801783-0032	Vinyl Floor Tile	Brown/Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
3285-32-Mastic 561801783-0032A	Vinyl Floor Tile	Tan Fibrous Homogeneous	5% Cellulose	95% Non-fibrous (Other)	None Detected
3285-33-Vinyl Floor Tile 561801783-0033	Vinyl Floor Tile	Black/Beige Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
3285-33-Mastic 561801783-0033A	Vinyl Floor Tile	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
3285-34-Floor Tile 561801783-0034	Vinyl Floor Tile	Black/Beige Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
3285-34-Mastic 561801783-0034A	Vinyl Floor Tile	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected

Initial report from: 03/22/2018 09:36:03

**EMSL Analytical, Inc.**

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Tel/Fax: (954) 786-9331 / (954) 941-4145

http://www.EMSL.com / pompanobeachlab@emsl.com

EMSL Order: 561801783**Customer ID:** AQE63**Customer PO:****Project ID:**

**Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized
Light Microscopy**

Sample	Description	Appearance	Non-Asbestos		Asbestos % Type
			% Fibrous	% Non-Fibrous	
3285-35 561801783-0035	Vinyl Floor Tile	Blue Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
3285-36-Floor Tile 561801783-0036	Vinyl Floor Tile	Blue Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
3285-36-Mastic 561801783-0036A	Vinyl Floor Tile	Tan Non-Fibrous Homogeneous	2% Synthetic	98% Non-fibrous (Other)	None Detected
3285-37 561801783-0037	Vinyl Floor Tile	Gray/White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
3285-38 561801783-0038	Vinyl Floor Tile	White/Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
3285-39-Vinyl Floor Tile 561801783-0039	Vinyl Floor Tile	White/Black Non-Fibrous Homogeneous		97% Non-fibrous (Other)	3% Chrysotile
3285-39-Mastic 561801783-0039A	Vinyl Floor Tile	Black Non-Fibrous Homogeneous		92% Non-fibrous (Other)	8% Chrysotile
3285-40-Floor Tile 561801783-0040	Vinyl Floor Tile	White/Black Non-Fibrous Homogeneous		97% Non-fibrous (Other)	3% Chrysotile
3285-40-Mastic 561801783-0040A	Vinyl Floor Tile	Black Non-Fibrous Homogeneous		92% Non-fibrous (Other)	8% Chrysotile
3285-41-Vinyl Floor Tile 561801783-0041	Vinyl Floor Tile	Green Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
3285-41-Mastic 561801783-0041A	Vinyl Floor Tile	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
3285-42-Floor Tile 561801783-0042	Vinyl Floor Tile	Green Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
3285-42-Mastic 561801783-0042A	Vinyl Floor Tile	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
3285-43-Vinyl Floor Tile 561801783-0043	Vinyl Floor Tile	Green Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
3285-43-Mastic 561801783-0043A	Vinyl Floor Tile	Tan Non-Fibrous Homogeneous		96% Non-fibrous (Other)	4% Chrysotile
3285-44-Floor Tile 561801783-0044	Vinyl Floor Tile	Green Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
3285-44-Mastic 561801783-0044A	Vinyl Floor Tile	Tan Non-Fibrous Homogeneous		96% Non-fibrous (Other)	4% Chrysotile
3285-45-Ceramic Tile 561801783-0045	Ceramic Tile	Pink Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
3285-45-Grout 561801783-0045A	Ceramic Tile	Brown Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected

Initial report from: 03/22/2018 09:36:03


EMSL Analytical, Inc.

2700 W. Cypress Creek Rd. Ste. C108 Fort Lauderdale, FL 33309

Tel/Fax: (954) 786-9331 / (954) 941-4145

<http://www.EMSL.com/pompanobeachlab@emsl.com>
EMSL Order: 561801783

Customer ID: AQE63

Customer PO:
Project ID:
Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos % Type
			% Fibrous	% Non-Fibrous	
3285-46-Ceramic Tile 561801783-0046	Ceramic Tile	Pink Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
3285-46-Grout 561801783-0046A	Ceramic Tile	Brown Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
3285-47-Ceramic Tile 561801783-0047	Ceramic Tile	Brown Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
3285-47-Grout 561801783-0047A	Ceramic Tile	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
3285-48-Ceramic Tile 561801783-0048	Ceramic Tile	Brown Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
3285-48-Grout 561801783-0048A	Ceramic Tile	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
3285-49-Ceramic Tile 561801783-0049	Ceramic Tile	Green Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
3285-49-Ceramic Tile 2 561801783-0049A	Ceramic Tile	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
3285-49-Grout 561801783-0049B	Ceramic Tile	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
3285-50 561801783-0050	Ceramic Tile	Green Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
3285-51-Ceramic Tile 561801783-0051	Ceramic Tile	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
3285-51-Grout 561801783-0051A	Ceramic Tile	Gray/White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
3285-52-Ceramic Tile 561801783-0052	Ceramic Tile	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
3285-52-Grout 561801783-0052A	Ceramic Tile	Gray/White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
3285-53 561801783-0053	Ceramic Tile	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
3285-54-Ceramic Tile 561801783-0054	Ceramic Tile	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
3285-54-Grout 561801783-0054A	Ceramic Tile	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
3285-55 561801783-0055	Glue	Tan Non-Fibrous Homogeneous	2% Synthetic	98% Non-fibrous (Other)	None Detected
3285-56 561801783-0056	Glue	Tan Non-Fibrous Homogeneous	3% Synthetic	97% Non-fibrous (Other)	None Detected

Initial report from: 03/22/2018 09:36:03

**EMSL Analytical, Inc.**

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Tel/Fax: (954) 786-9331 / (954) 941-4145

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EMSL Order: 561801783**Customer ID:** AQE63**Customer PO:****Project ID:**

**Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized
Light Microscopy**

Sample	Description	Appearance	Non-Asbestos		Asbestos % Type
			% Fibrous	% Non-Fibrous	
3285-57 561801783-0057	Linoleum	Brown Non-Fibrous Homogeneous	5% Cellulose	95% Non-fibrous (Other)	None Detected
3285-58 561801783-0058	Linoleum	Brown Fibrous Homogeneous	5% Cellulose	95% Non-fibrous (Other)	None Detected
3285-59 561801783-0059	Concrete	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
3285-60 561801783-0060	Concrete	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
3285-61 561801783-0061	Concrete	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
3285-62 561801783-0062	Concrete	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
3285-63 561801783-0063	Concrete	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
3285-64 561801783-0064	Mastic	Beige Fibrous Homogeneous	5% Cellulose	95% Non-fibrous (Other)	None Detected
3285-65 561801783-0065	Mastic	White Fibrous Homogeneous	5% Cellulose	95% Non-fibrous (Other)	None Detected
3285-66 561801783-0066	Mastic	Black Non-Fibrous Homogeneous		95% Non-fibrous (Other)	5% Chrysotile
3285-67 561801783-0067	Mastic	Black Non-Fibrous Homogeneous		95% Non-fibrous (Other)	5% Chrysotile
3285-68 561801783-0068	Mastic	White Fibrous Homogeneous	5% Cellulose	95% Non-fibrous (Other)	None Detected
3285-69 561801783-0069	Mastic	White Non-Fibrous Homogeneous	2% Cellulose	98% Non-fibrous (Other)	None Detected
3285-70 561801783-0070	Mastic	Black/Silver Fibrous Homogeneous	5% Cellulose	92% Non-fibrous (Other)	3% Chrysotile
3285-71 561801783-0071	Mastic	Black/Silver Fibrous Homogeneous	5% Cellulose	92% Non-fibrous (Other)	3% Chrysotile
3285-72-Cove Base 561801783-0072	Cove Base	Beige Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
3285-72-Mastic 561801783-0072A	Cove Base	Brown/Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
3285-73-Cove Base 561801783-0073	Cove Base	Beige Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
3285-73-Mastic 561801783-0073A	Cove Base	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected

Initial report from: 03/22/2018 09:36:03

**EMSL Analytical, Inc.**

2700 W. Cypress Creek Rd. Ste. C108 Fort Lauderdale, FL 33309

Tel/Fax: (954) 786-9331 / (954) 941-4145

http://www.EMSL.com / pompanobeachlab@emsl.com

EMSL Order: 561801783**Customer ID:** AQE63**Customer PO:****Project ID:**

**Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized
Light Microscopy**

Sample	Description	Appearance	% Fibrous	<u>Non-Asbestos</u> % Non-Fibrous	<u>Asbestos</u> % Type
3285-73-Joint Compound	Cove Base	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
561801783-0073B					
3285-74-Cove Base	Cove Base	Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
561801783-0074					
3285-74-Mastic	Cove Base	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
561801783-0074A					
3285-75-Cove Base	Cove Base	Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
561801783-0075					
3285-75-Mastic	Cove Base	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
561801783-0075A					
3285-76-Cove Base	Cove Base	Brown Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
561801783-0076					
3285-76-Mastic	Cove Base	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
561801783-0076A					
3285-77-Cove Base	Cove Base	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
561801783-0077					
3285-77-Mastic	Cove Base	Brown Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
561801783-0077A					
3285-78-Cove Base	Cove Base	Blue Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
561801783-0078					
3285-78-Mastic	Cove Base	Brown/Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
561801783-0078A					
3285-79-Cove Base	Cove Base	Blue Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
561801783-0079					
3285-79-Mastic	Cove Base	Brown/Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
561801783-0079A					
3285-80	Roof Deck	Brown/Black Fibrous Homogeneous	15% Cellulose 5% Glass	80% Non-fibrous (Other)	None Detected
561801783-0080					
3285-81	Roof Deck	Brown/Black Fibrous Homogeneous	15% Cellulose 5% Glass	80% Non-fibrous (Other)	None Detected
561801783-0081					
3285-82	Roof Deck	Black Fibrous Homogeneous	15% Cellulose 5% Glass	80% Non-fibrous (Other)	None Detected
561801783-0082					
3285-84	Roof Deck	Brown/Black Fibrous Homogeneous	10% Cellulose	90% Non-fibrous (Other)	None Detected
561801783-0083					
3285-85	Roof Deck	Brown/Black Fibrous Homogeneous	15% Cellulose	85% Non-fibrous (Other)	None Detected
561801783-0084					

Initial report from: 03/22/2018 09:36:03

**EMSL Analytical, Inc.**

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Tel/Fax: (954) 786-9331 / (954) 941-4145

http://www.EMSL.com / pompanobeachlab@emsl.com

EMSL Order: 561801783**Customer ID:** AQE63**Customer PO:****Project ID:**

**Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized
Light Microscopy**

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
3285-86	Roof Deck	Black Fibrous Homogeneous	10% Cellulose	90% Non-fibrous (Other)	None Detected
561801783-0085					
3285-87	Roof Edge	Black Fibrous Homogeneous	5% Glass	95% Non-fibrous (Other)	None Detected
561801783-0086					
3285-88	Roof Edge	Black Fibrous Homogeneous	5% Glass	95% Non-fibrous (Other)	None Detected
561801783-0087					
3285-89	Roof Edge	Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
561801783-0088					
3285-90	Roof Edge	Black Fibrous Homogeneous	5% Glass	95% Non-fibrous (Other)	None Detected
561801783-0089					
3285-91	Roofing	Black Fibrous Homogeneous	5% Cellulose 10% Glass	85% Non-fibrous (Other)	None Detected
561801783-0090					
3285-92	Roofing	Black/Silver Fibrous Homogeneous	10% Cellulose	90% Non-fibrous (Other)	None Detected
561801783-0091					
3285-93	Roofing	Black Fibrous Homogeneous	5% Cellulose 5% Synthetic	85% Non-fibrous (Other)	5% Chrysotile
561801783-0092					
3285-94	Roofing	Black Fibrous Homogeneous	5% Cellulose 3% Synthetic	87% Non-fibrous (Other)	5% Chrysotile
561801783-0093					
3285-95	Roofing	Black Fibrous Homogeneous	20% Glass	80% Non-fibrous (Other)	None Detected
561801783-0094					
3285-96	Roofing	Black Fibrous Homogeneous	5% Cellulose 10% Glass	85% Non-fibrous (Other)	None Detected
561801783-0095					
3285-97	Roofing	Black Fibrous Homogeneous	15% Glass	85% Non-fibrous (Other)	None Detected
561801783-0096					
3285-98	Roofing	Black Fibrous Homogeneous	5% Synthetic 5% Glass	90% Non-fibrous (Other)	None Detected
561801783-0097					

Analyst(s)

Claudia Gonzalez (62)

Megan Hennessey (78)

Catalina Lachowski, Laboratory Manager
or Other Approved Signatory

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Samples analyzed by EMSL Analytical, Inc. Fort Lauderdale, FL NVLAP Lab Code 500085-0

Initial report from: 03/22/2018 09:36:03

561801783

AIR QUEST ENVIRONMENTAL, INC.

6851 Southwest 45th Street

Fort Lauderdale, FL 33314

Phone: 954/792-4549

Fax: 954/792-2221

Stop at First Positive: Yes / No

Turnaround Time: 3 Hr. 6 Hr.

24 Hr. 72 Hr. Other

Email: Labresults@airquestinc.com

Sample Date: 03/16/2018




Project Name: E Sciences, Inc

Project Number: 13285

Surveyor: Nico Navarrete

Signature: 

HA	Sample Number	HA Description	Sample Location	HA Location	Quantity	G/F/P	Dist. Pot.	Frangible	Comments/Photo #
01	3285-01	2'x4' WAVES ACT	OFFICE 7	THROUGHOUT	T.O.	G	L	Y	
01	3285-02	↓	OFFICE 1			G	L		
01	3285-03	↓	SOUTH LOBBY			G	L		
02	3285-04	2'x4' DOT. DASH ACT	OFFICE 5			G	L		
02	3285-05	↓	OFFICE 3			G	L		
02	3285-06	↓	SOUTH LOBBY			G	L		
03	3285-07	12"X12" PINHOLE ACT	↓	1ST FLOOR LOBBY		G	L		
03	3285-08	↓	↓	↓		G	L		
03	3285-09	↓	↓	↓		G	L		
04	3285-10	DWS CEILING	OFFICE 8	THROUGHOUT		G	L		
04	3285-11	↓	W2 RESTROOM			G	L		
04	3285-12	↓	STORAGE EAST			G	L		
05	3285-13	DWS WALL	STORAGE WEST			G	L		
05	3285-14	↓	OFFICE 2			G	L		
05	3285-15	↓	S. LOBBY			G	L		
05	3285-16	↓	OFFICE 1			G	L		
05	3285-17	↓	M. RESTROOM			G	L		
06	3285-18	PINPOINT (WALL)	S. LOBBY	1ST FLOOR LOBBY		G	L		

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Date & Time: 3/21/18 10:20 AM

Date & Time: _____

Date & Time: _____

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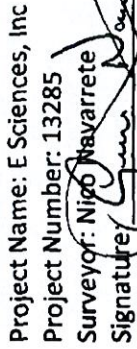
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AIR QUEST ENVIRONMENTAL, INC.

6851 Southwest 45th Street
Fort Lauderdale, FL 33314
Phone: 954/792-4549
Fax: 954/792-2221

Stop at First Positive: Yes / No
Turnaround Time: 3 Hr. ; 6 Hr. ;
24 Hr. ; 72 Hr. ; Other
Email: Labresults@airquestinc.com

Sample Date: 03/16/2018
Project Name: E Sciences, Inc
Project Number: 13285
Surveyor: Nico Navarrete
Signature: 



HA	Sample Number	HA Description	Sample Location	HA Location	Quantity	G/E/P	Dist. Pot.	Friable	Comments/Photo #
06	3285-19	Plaster Wall	South Lobby	South Lobby	T.O.	G	L	Y	
06	3285-20	"	"	"	"	G	L	Y	
07	3285-21	4"x4" White C.W.T.	Ma Restroom	1st Floor N. Restroom	388 SF	G	L	N	
07	3285-22	"	W. Restroom	"	"	G	L		
08	3285-23	4"x4" Blue C.W.T.	M. Restroom	"	120 SF	G	L		
08	3285-24	"	W. Restroom	"	"	G	L		
09	3285-25	Wood Panel Glue	OFFICE 8	OFFICE 8	480 SF	G	L		
09	3285-26	"	"	"	"	G	L		
10	3285-27	Tile Brick	South Lobby	South Lobby	T.O.	G	L		
10	3285-28	"	"	"	"	G	L		
11	3285-29	12"x12" Tan VFT	2nd Floor Break Room	2nd Floor Break Room	225 SF	G	L		
11	3285-30	"	"	"	"	G	L		
12	3285-31	12"x12" Brown w/Glue VFT	ELEVATOR	ELEVATOR	20 SF	G	L		
12	3285-32	"	"	"	"	G	L		
13	3285-33	12"x12" Beige VFT	1st Floor Break Room	Break Room, Storage W.	750 SF	G	L		
13	3285-34	"	Storage West	"	"	G	L		
14	3285-35	12"x12" Blue VFT	2nd Floor N. Hallway	2nd Floor Hallways	224 SF	G	L		
14	3285-36	"	2nd Floor S. Hallway	"	"	G	L		

Date & Time: 03-20-18 13:00


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Date & Time:



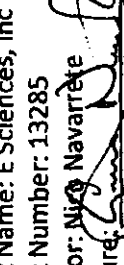
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561801783

AIR QUEST ENVIRONMENTAL, INC.
 6851 Southwest 45th Street
 Fort Lauderdale, FL 33314
 Phone: 954/792-4549
 Fax: 954/792-2221

Stop at First Positive: Yes / No
 Turnaround Time: 3 Hr. 6 Hr.
 24 Hr. ✓; 72 Hr. Other
 Email: Labresults@airquestinc.com

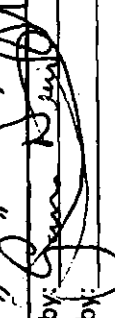
Sample Date: 03/16/2018
 Project Name: E Sciences, Inc
 Project Number: 13285
 Surveyor: Nick Navarrete
 Signature: 

HA	Sample Number	HA Description	Sample Location	HA Location	Quantity	G/F/P	Pot.	Frable	Comments/Photo #
15	3285-37	12"X12" WHITE VFT	South Lobby Restrooms	South Lobby Restrooms	80 SF	G	L	N	
15	3285-38	" " "	" "	" "	"	G	L		
16	3285-39	12"X12" WHITE w/BLACK LINER VFT	2 nd Floor W. Restroom	2 nd Floor Rest. & Rest. Access	300 SF	G	L		
16	3285-40	" " "	2 nd Floor M. Restroom	" "	"	G	L		
17	3285-41	12"X12" GREEN VFT	South Lobby Restroom	South Lobby Restroom	80 SF	G	L		
17	3285-42	" " "	" "	" "	"	G	L		
18	3285-43	9"X9" GREEN VFT	South Lobby E. Storage	South Lobby E. Storage	120 SF	G	L		
18	3285-44	" " "	" "	" "	"	G	L		
19	3285-45	12"X12" GREEN C.F.T.	North Lobby	North Lobby	265 SF	G	L		
19	3285-46	" " "	" "	" "	"	G	L		
20	3285-47	8"X4" BROWN C.F.T.	Main Entry	Main Entry	320 SF	G	L		
20	3285-48	" " "	" "	" "	"	G	L		
21	3285-49	2"X2" GREEN Mosaic C.F.T.	S. Lobby M. Restroom	S. Lobby Restroom & W. Storage	175 SF	G	L		
21	3285-50	" " "	S. WEST Storage	" "	"	G	L		
22	3285-51	2"X2" WHITE C.F.T.	N. Lobby W. Restroom	N. Lobby Restrooms	110 SF	G	L		
22	3285-52	" " "	N. Lobby AA Restroom	" "	"	G	L		
23	3285-53	2"X2" Green C.F.T.	N. Lobby M. Restroom	" "	"	G	L		
23	3285-54	" " "	N. Lobby W. Restroom	" "	"	G	L		

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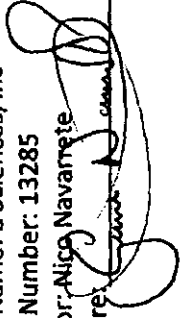
Page 3 of 6

561801783

AIR QUEST ENVIRONMENTAL, INC.

6851 Southwest 45th Street
Fort Lauderdale, FL 33314
Phone: 954/792-4549
Fax: 954/792-2221

Stop at First Positive: Yes / No
Turnaround Time: 3 Hr. ; 6 Hr. ;
24 Hr. ; 72 Hr. ; Other
Email: Labresults@airquestinc.com

Sample Date: 03/16/2018
Project Name: E Sciences, Inc
Project Number: 13285
Surveyor: Nicc Navamete
Signature: 

HA	Sample Number	HA Description	Sample Location	HA Location	Quantity	G/F/P	Dist.	Pot.	Frable	Comments/Photo #
24	3285-55	Yellow Carpet Glue	OFFICE 15	THROUGHOUT	T.O.	G	L	N		
24	3285-56	" "	AUDITORIUM	"	"	G	L			
25	3285-57	Brown Linoleum	Main Entry	Main Entry	65 SF	G	L			
25	3285-58	" "	" "	" "	"	G	L			
26	3285-59	Concrete Sub	AUDITORIUM	THROUGHOUT	T.O.	G	L			
26	3285-60		South Lobby			G	L			
26	3285-61		OFFICE 2			G	L			
26	3285-62		OFFICE 1			G	L			
26	3285-63		South Lobby			G	L			
27	3285-64	BEIGE UNDER-SINK PLASTIC	2 ND Floor Break Room	Both Break Rooms	15 SF	G	L			
27	3285-65	" "	1 ST Floor Break Room	" "	"	G	L			
28	3285-66	Black Major Plastic	N. Lobby W. Restroom	N. Lobby Restrooms	85 SF	G	L			
28	3285-67	" "	N. Lobby M. Restroom	" "	"	G	L			
29	3285-68	White A.C. Duct Plastic	MECHANICAL ROOM	THROUGHOUT	T.O.	G	L			
29	3285-69	" "	1 ST STORAGE	"	"	G	L			
30	3285-70	Gray AHU Plastic	OUTSIDE S.W.	S.W. OUTSIDE AHU	75 SF	G	L			
30	3285-71	" "	" "	" "	"	G	L			
31	3285-72	4" BEIGE VES	OFFICE 6	THROUGHOUT	T.O.	G	L			

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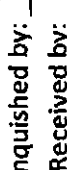

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Date & Time: 03-20-12 13:00


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561801783

Sample Date: 03/16/2018
 Project Name: E Sciences, Inc.
 Project Number: 13285
 Surveyor: MGP Navarette
 Signature: 

Stop at First Positive: Yes / No
 Turnaround Time: 3 Hr. 6 Hr. 72 Hr. Other
 Email: Labresults@airquestinc.com

AIR QUEST ENVIRONMENTAL, INC.
 6851 Southwest 45th Street
 Fort Lauderdale, FL 33314
 Phone: 954/792-4549
 Fax: 954/792-2221

HA	Sample Number	HA Description	Sample Location	HA Location	Quantity	G/F/P	Dist. Pot.	Friable	Comments/Photo #
31	3285-73	4" BEIGE VFC	OFFICE 2	THROUGH ROOF	V.O.	G	L		
32	3285-74	4" BLACK VFC	MAIN ENTRY	MAIN ENTRY	125LF	G	L		APPX 425F
32	3285-75	" " "	"	"	"	G	L		"
33	3285-76	4" BROWN VFC	2ND FLOOR W. RESTROOM	2ND FLOOR RESTROOMS	55LF	G	L		195F
33	3285-77	" " "	2ND FLOOR M. RESTROOM	"	"	G	L		"
34	3285-78	4" BLUE VFC	2ND FLOOR N. HALLWAY	2ND FLOOR HALLWAYS	100LF	G	L		345F
34	3285-79	" " "	2ND FLOOR S. HALLWAY	"	"	G	L		"
35	3285-80	G.E.T. ROOF DECK	TOP ROOF W. AREA	ROOF	8,100SF	G	L		
35	3285-81	" " "	LOW ROOF S.E. AREA		↓	G	L		
35	3285-82	" " "	LOW ROOF W. AREA		↓	G	L		
35	3285-83	" " "				G	L		
36	3285-84	B.U.R. ROOF DECK	LOW ROOF NORTH AREA		4,215SF	G	L		
36	3285-85	" " "	LOW ROOF CENTRAL AREA		↓	G	L		
36	3285-86	" " "	LOW ROOF EAST AREA		↓	G	L		
37	3285-87	G.E.T. ROOF EDGE	LOW ROOF S.W. AREA		634F	G	L		APPX 325F
37	3285-88	" " "	LOW ROOF WEST AREA		"	G	L		"
38	3285-89	B.U.R. ROOF EDGE	LOW ROOF EAST AREA		215LF	G	L		1085F
38	3285-90	" " "	LOW ROOF CENTRAL AREA		"	G	L		"

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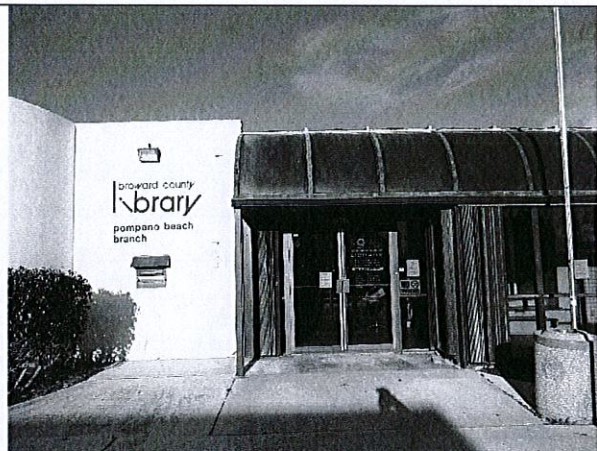
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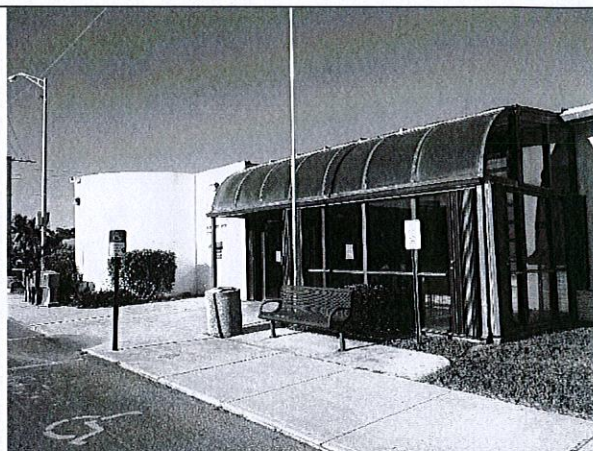
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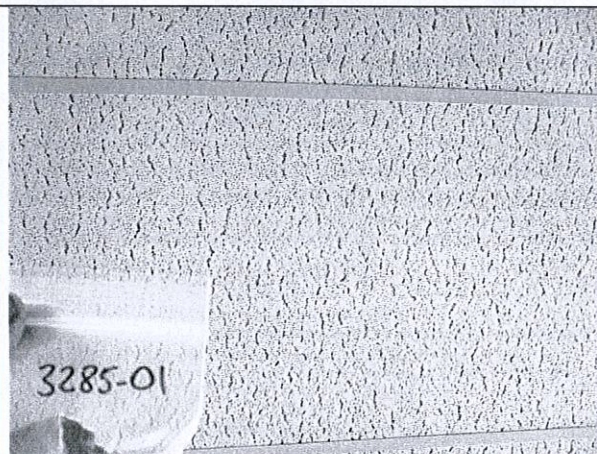
Appendix III Photographs



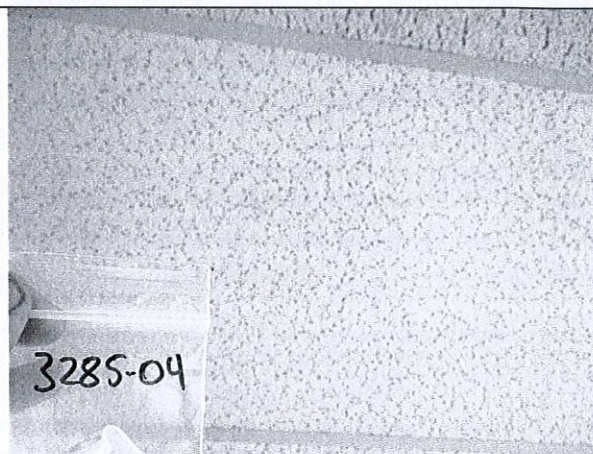
Exterior



Exterior



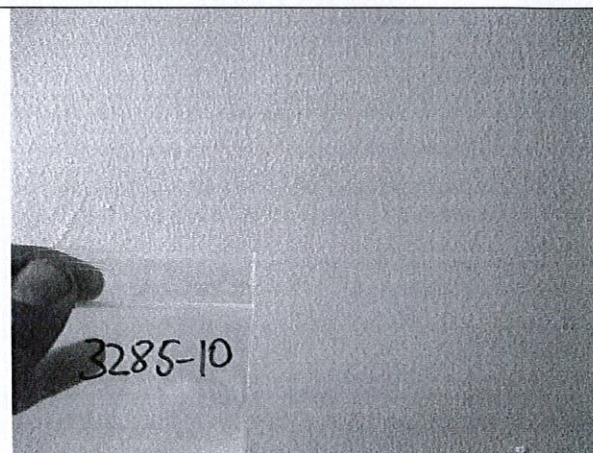
HA 1- White 2' x 4' Acoustic Ceiling Tile with Waves Pattern



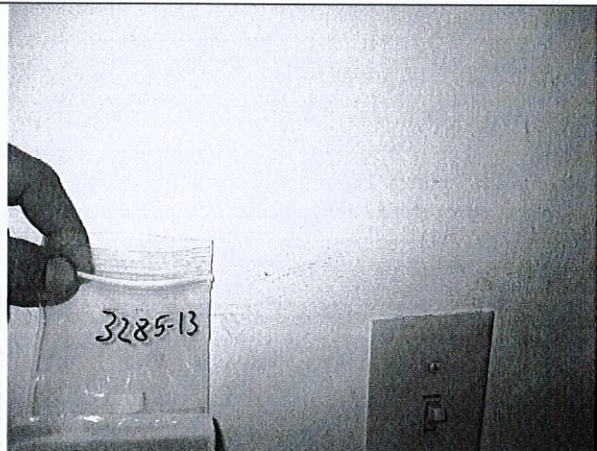
HA 2- White 2' x 4' Acoustic Ceiling Tile with Dot-Dash Pattern



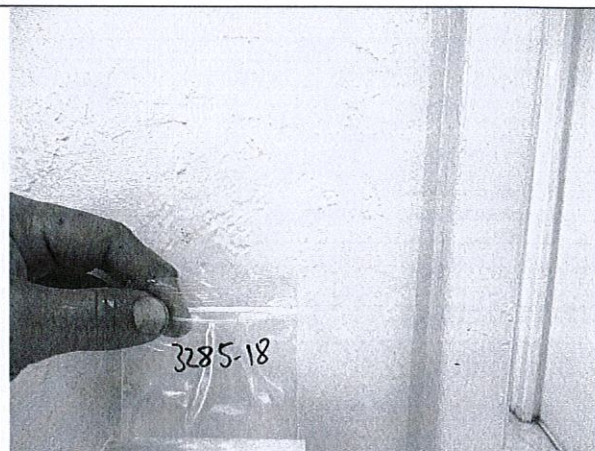
HA 3- White 12" x 12" Acoustic Ceiling Tile with Pinhole Pattern



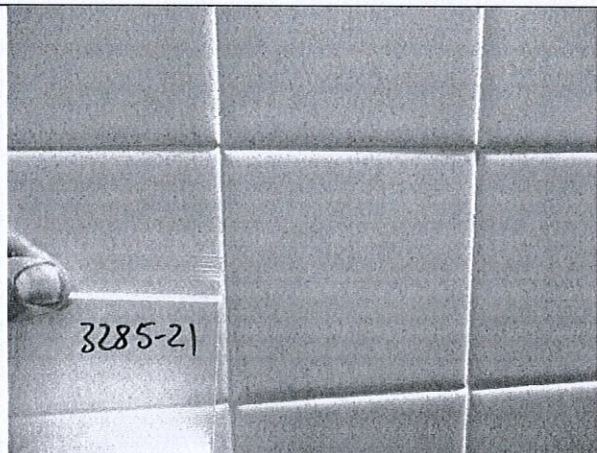
HA 4- Drywall System Ceilings



HA 5- Drywall System Walls



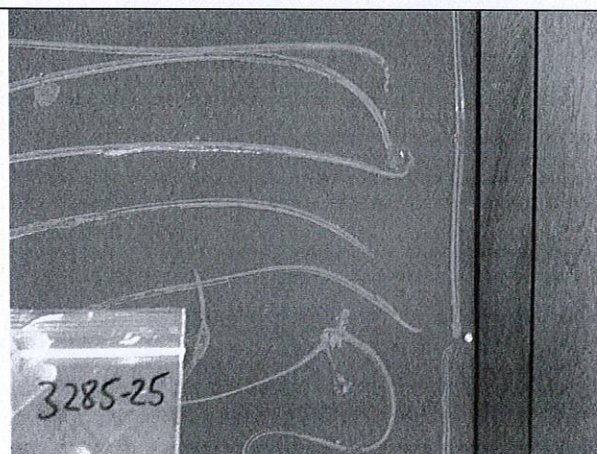
HA 6- Plaster Walls



HA 7- White 4" x 4" Ceramic Wall Tile



HA 8- Blue 4" x 4" Ceramic Wall Tile



HA 9- Wood Panel Glue
Asbestos Containing Material



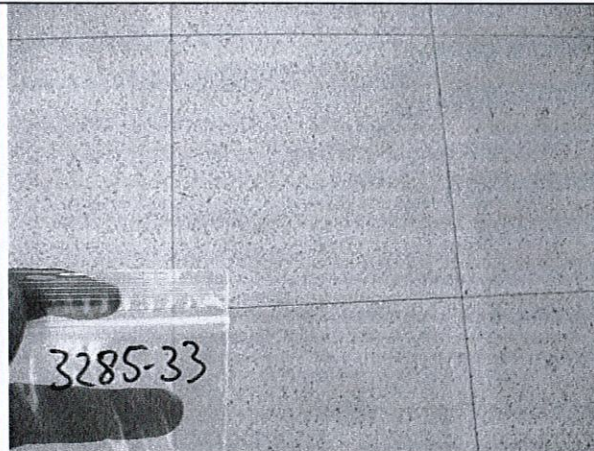
HA 10- Tan Brick Wall



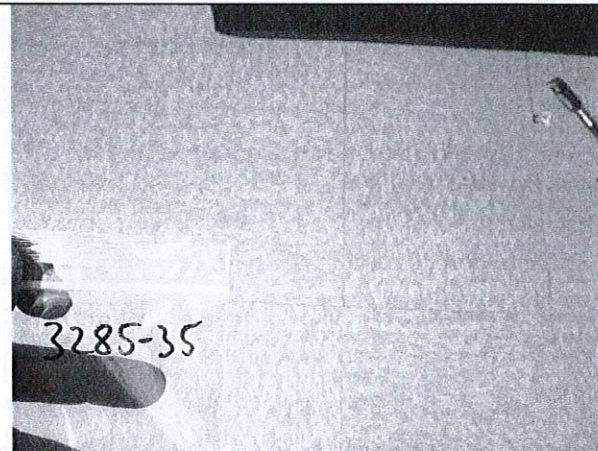
HA 11- Tan 12" x 12" Vinyl Floor Tile



HA 12- Brown with Spots 12" x 12"
Vinyl Floor Tile



HA 13- Beige 12" x 12" Vinyl Floor Tile



HA 14- Blue 12" x 12" Vinyl Floor Tile



HA 15- White 12" x 12" Vinyl Floor Tile



HA 16- White with Black Lines 12" x 12"
Vinyl Floor Tile Asbestos Containing Material



HA 17- Green 12" x 12" Vinyl Floor Tile



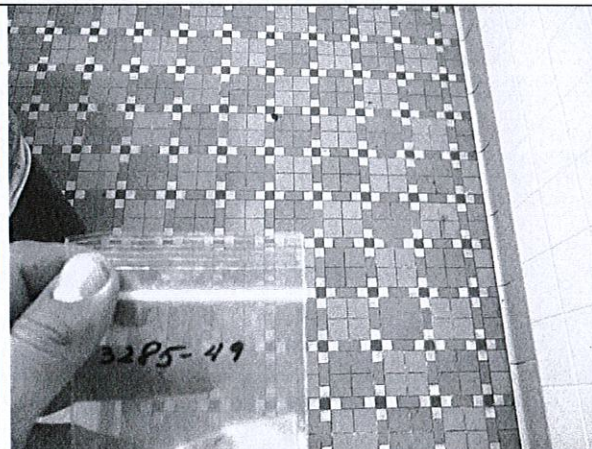
HA 18- Green 9" x 9" Vinyl Floor Tile
Mastic is Asbestos Containing Material

Photo Unavailable

HA 19- Brown 12" x 12" Ceramic Floor Tile



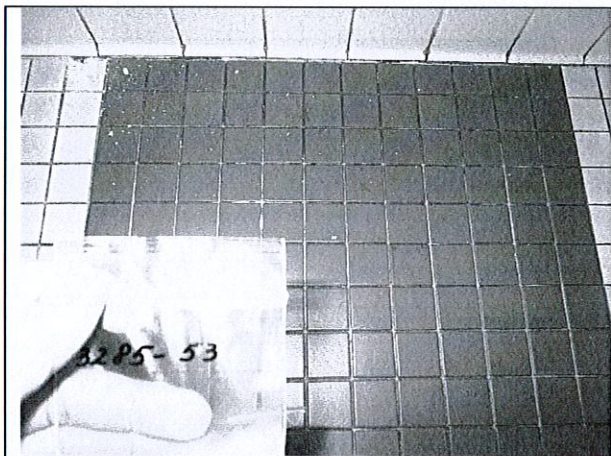
HA 20- Brown 8" x 4" Ceramic Floor Tile



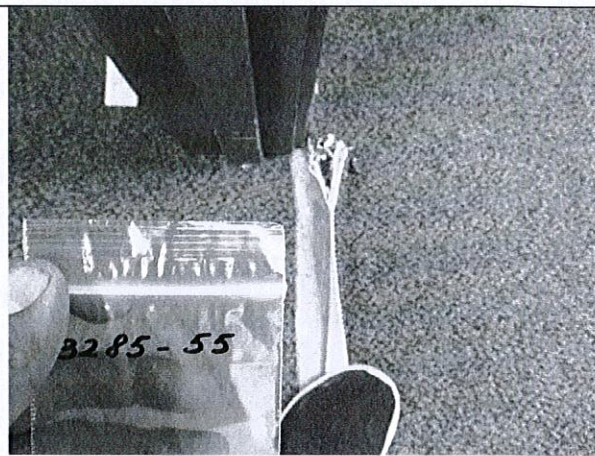
HA 21- Green Mosaic 2" x 2" Ceramic Floor Tile



HA 22- White 2" x 2" Ceramic Floor Tile



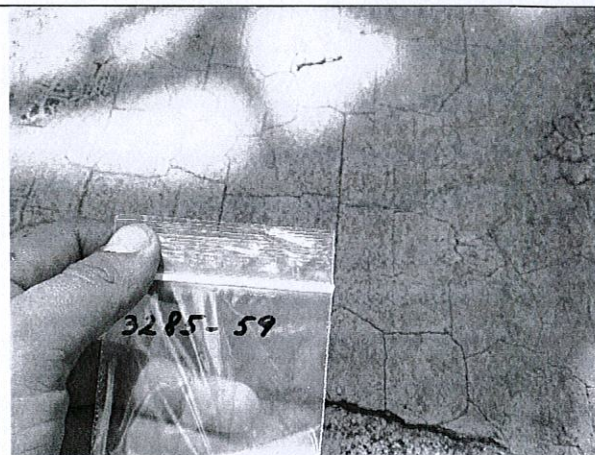
HA 23- Gray 2" x 2" Ceramic Floor Tile



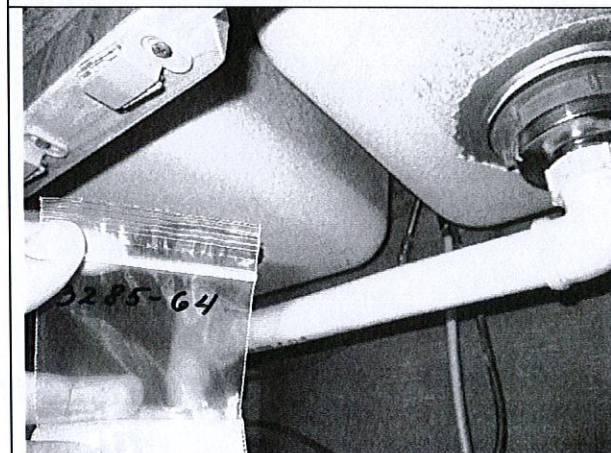
HA 24- Yellow Carpet Glue



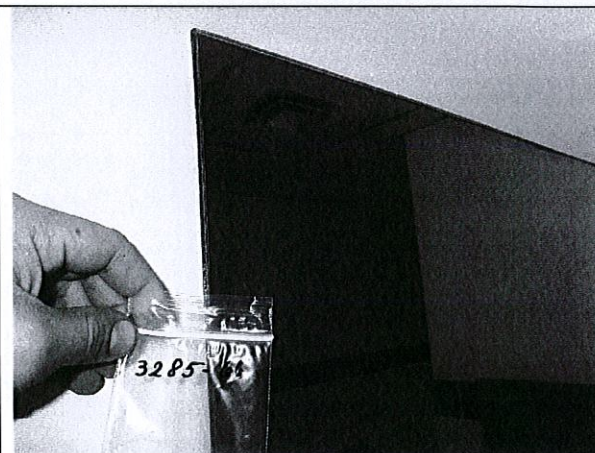
HA 25- Brown Linoleum



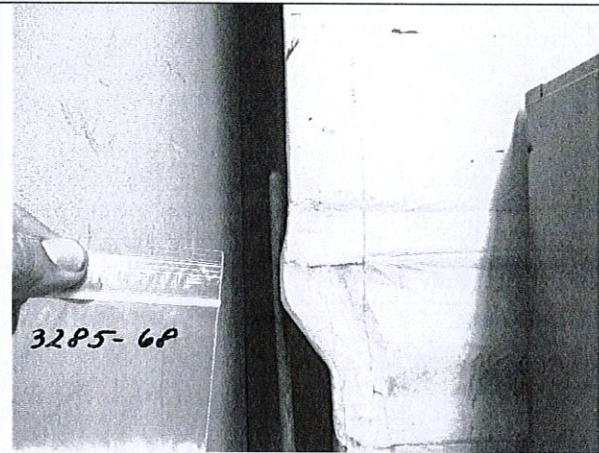
HA 26- Concrete Slab



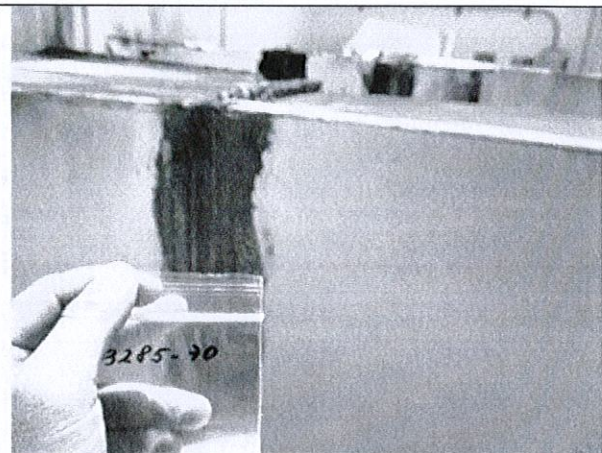
HA 27- Beige Mastic Under Sink



HA 28- Black Mirror Mastic
Asbestos Containing Material



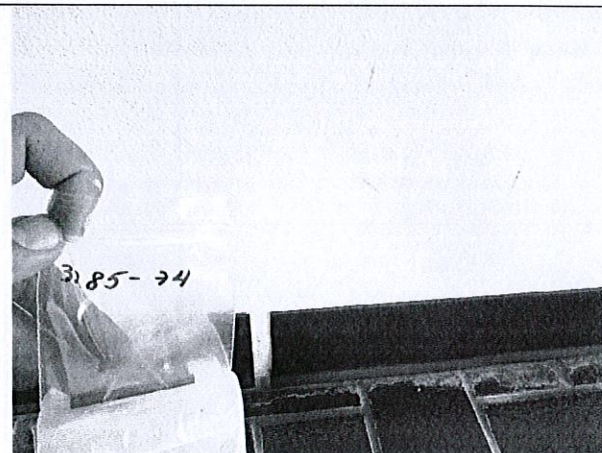
HA 29- White Air-Conditioner Duct Mastic



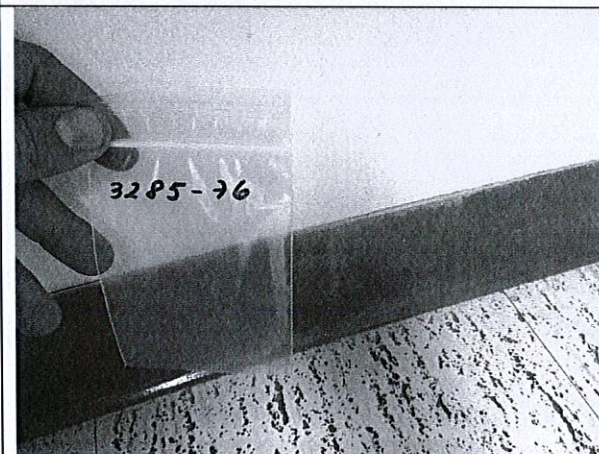
HA 30- Gray Air-Handling Unit Mastic
Asbestos Containing Material



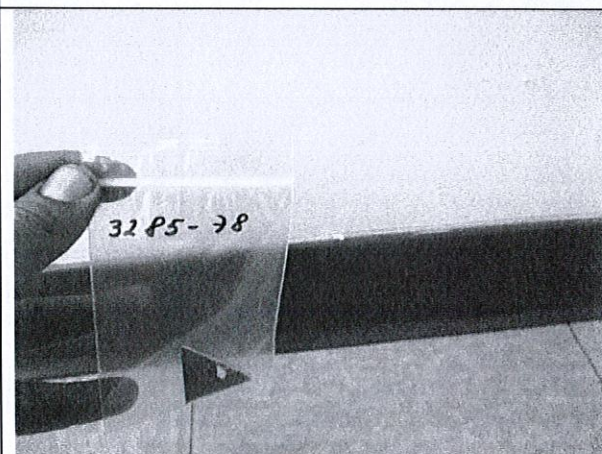
HA 31- Beige 4" Vinyl Floor Cove



HA 32- Black 4" Vinyl Floor Cove



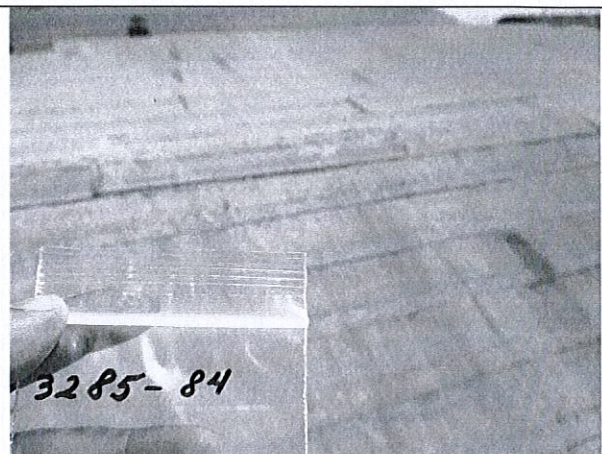
HA 33- Brown 4" Vinyl Floor Cove



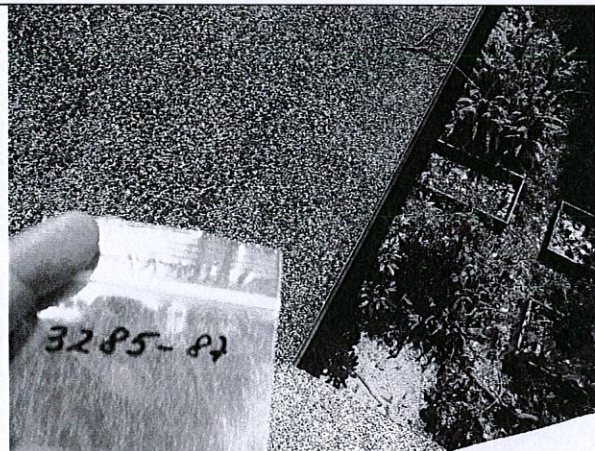
HA 34- Blue 4" Vinyl Floor Cove



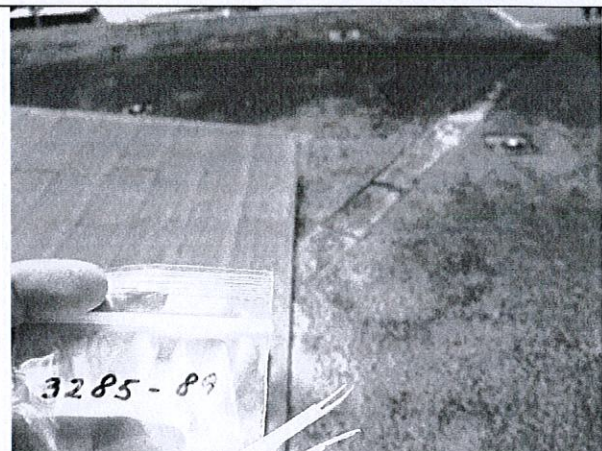
HA 35- Tar & Gravel Roof Deck



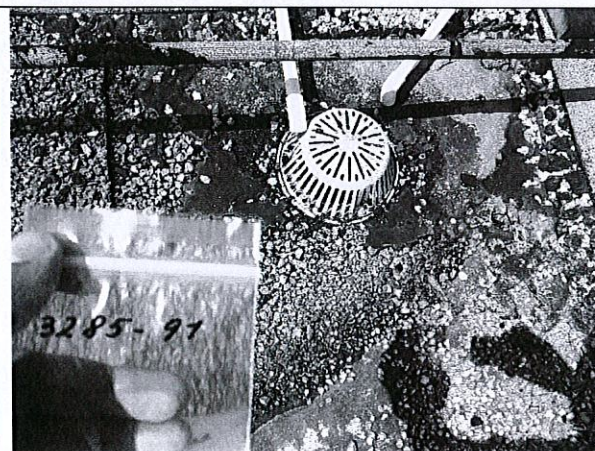
HA 36- Bituminous Roofing Material Roofing Membrane



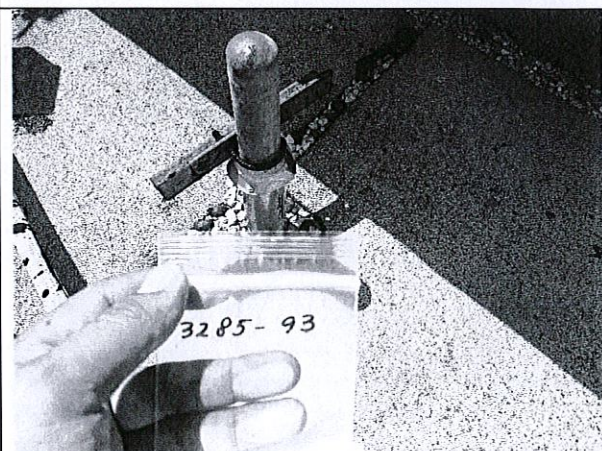
HA 37- Gravel & Tar at Roof Edge



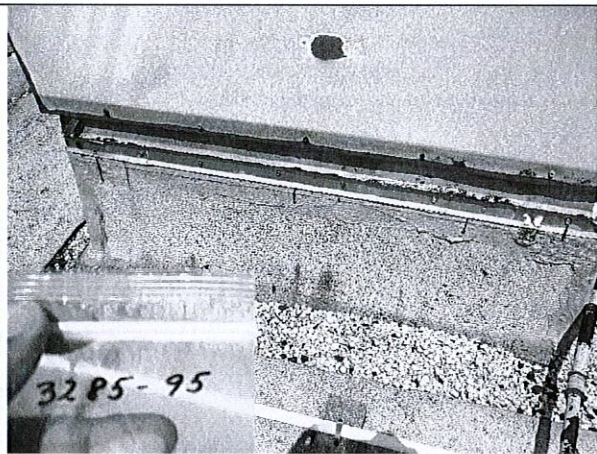
HA 38- Bituminous Material at Roof Edge



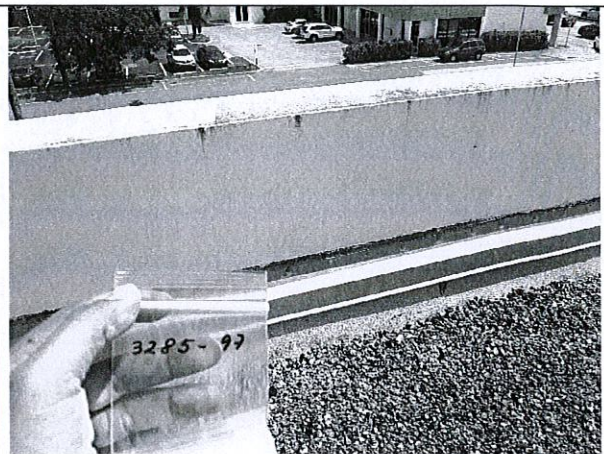
HA 39- Roof Drain



HA 40- Roof Deck Penetration
Asbestos Containing Material



HA 41- Roof Curb

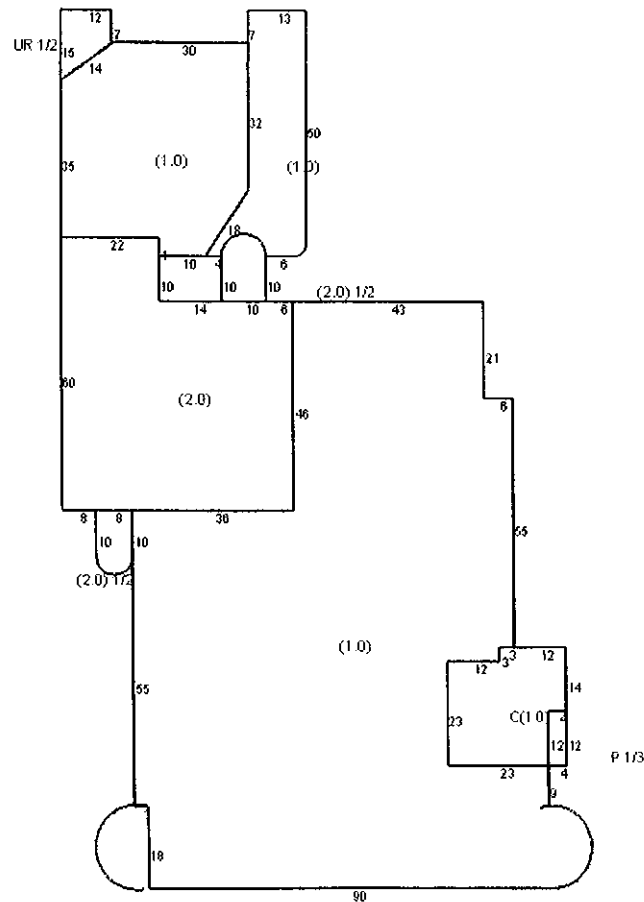


HA 42- Parapet Flashing



HA 1- Exterior Stucco Walls

BCPA Sketch : 484236000370
Building 1 of 1



Code	Description	Long Description
(2.0)	Two Story with 1.2 Volume Ceiling	Two Story with 1.2 Volume Ceiling
(2.0) 1/2	(2.0) 1/2	(2.0) 1/2
(1.0)	One Story	One Story
C (1.0)	First Floor	First Floor
P 1/3	Porch	Porch
UR 1/2	Utility Room	Utility Room

Details :

Page : 1

File : 8236-00-0370.xml

Subject information :

Area Summary :

Code	Description	Area	Perimeter	Adj. Area	Adj. Perim	Factor	Stories	Level
(2.0)	Two Story with 1.2 Volume Ceiling	2,700.00	224.00	5,400.00	224.00	2.00	1.00	1.00
(2.0) 1/2	(2.0) 1/2	139.25	45.71	139.25	45.71	1.00	1.00	1.00
(1.0)	One Story	736.11	151.53	736.11	151.53	1.00	1.00	1.00
(2.0) 1/2	(2.0) 1/2	105.12	40.57	105.12	40.57	1.00	1.00	1.00
C(1.0)	First Floor	618.00	106.00	618.00	106.00	1.00	1.00	1.00
P 1/3	Porch	48.00	32.00	15.84	32.00	0.33	1.00	1.00
UR 1/2	Utility Room	132.00	34.00	66.00	34.00	0.50	1.00	1.00

(1.0)	One Story	1,763.00	165.45	1,763.00	165.45	1.00	1.00	1.00
(1.0)	One Story	9,132.00	485.81	9,132.00	485.81	1.00	1.00	1.00

Parcel ID Number Calculation Num

484236000370

Use Code

89 - Municipal other than parks, recreational areas, colleges, hospitals

No. Bedrooms No. Baths No. Units No. Stories No. Buildings

2

1

Foundation

STEM WALL

Exterior

C.B. STUCCO

Roof Type

BAR JOIST CONC

Roof Material

TAR & GRAVEL

Interior

DRYWALL/PLASTR

Floors

CONC. PLAIN

Plumbing

GOOD/TILE COM

Electric

GOOD OFF CA

Classification

C - GOOD

Ceiling Heights Quality Of Construction Current Condition of Structure Construction Class

8' - 9'

Average

Average

Masonry

Extra Features

Chain link fence - Residential & Commercial *Residential chain link fence for tennis courts only

[Paving Commercial - Asphalt]

Patios, Floors - Concrete / troweld or keystone finish

8" C.B.S. Reinforced - Residential & Commercial

Permit No.

Permit Type

Est. Cost

Permit Date

CO Date

There may be permits for the subject property which are not listed.
Please contact the city's building department or click here to search for permits
associated with this property.

AirQuest Project #13783

Pre-Demolition Report of Building Material Survey, Sampling and Evaluation of Asbestos- Containing Materials

For:

Pompano Beach Elks Lodge
700 Northeast 19th Street
Pompano Beach, Florida 33060

Prepared For:

Ms. Nadia Locke
E Sciences, Inc.
224 Southeast 9th Street
Fort Lauderdale, Florida 33316

May 15, 2018

CERTIFICATION PAGE

Pre-Demolition Report of
Building Material Survey, Sampling and
Evaluation of Asbestos-Containing Materials

Pompano Beach Elks Lodge
700 Northeast 19th Street
Pompano Beach, Florida 33060

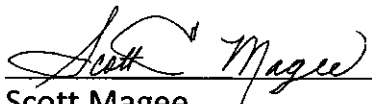
AirQuest Project #13783

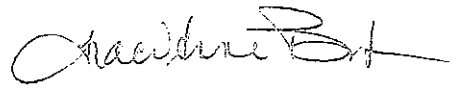
Prepared For:

Ms. Nadia Locke
E Sciences, Inc.
224 Southeast 9th Street
Fort Lauderdale, Florida 33316

Prepared By:

AirQuest Environmental, Inc.
6851 Southwest 45th Street
Fort Lauderdale, Florida 33314


Scott Magee
Project Manager


Traci-Anne Boyle, CIH, CSP
FL Asbestos Consultant #AX-60

May 15, 2018

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Appendix I – Certifications

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1 EXECUTIVE SUMMARY

AirQuest Environmental, Inc. ("AirQuest") performed a pre-demolition asbestos survey for the Pompano Beach Elks Lodge, located at 700 Northeast 10th Street, Pompano Beach, Florida 33060 ("the site"). The survey was performed on May 5th and 9th, 2018, by AirQuest Project Manager, Mr. Scott Magee, a trained Asbestos Hazard Emergency Response Act (AHERA) certified asbestos inspector (see Appendix I).

The purpose of this survey was to identify asbestos-containing materials (ACM) within the interior, exterior and roof of the building prior to demolition activities.

The results of our observation and laboratory analysis identified the following ACM:

Homogenous Area (HA) Material	Location	Percentage/ Type	Material Condition/ Friability	Approximate Quantity	Category
HA 6: Mirror Mastic	Men's Bathroom	6%-8% Chrysotile	Good/ Non-Friable	100 SF	Category II NESHAP
HA 25: Tar Waterproofing	East Wall of Sub-Level Garage	5% Chrysotile	Good/ Non-Friable	800 LF	Category II NESHAP
HA 30: Roof Flashing	East & Southeast Corners of Roof	2% Chrysotile	Good/ Non-Friable	200 SF	Category I NESHAP
HA 31: Duct Exhaust Caulk	South Exhaust Duct on Roof	3%-4% Chrysotile	Good/ Non-Friable	40 LF	Category II NESHAP

SF- Square Feet

LF- Linear Feet

NESHAP- National Emissions Standard for Hazardous Air Pollutants

Non-Friable- Material that, when dry, may not be crumbled, pulverized, or reduced to powder by hand pressure.

If any materials are encountered during demolition activities that were not sampled in this report, the materials should not be disturbed until they have been sampled and identified as non-ACM through laboratory analysis.

2 INTRODUCTION AND SITE DESCRIPTION

The Pompano Beach Elks Lodge, located at 700 Northeast 10th Street, Pompano Beach, Florida 33060 was a one-story building with a sub-level garage and measured approximately 34,956 square feet.

AirQuest conducted this survey in general accordance with the scope and limitations of the National Emissions Standards for Hazardous Air Pollutants (NESHAP) and AirQuest's proposal number 13883 dated April 16th, 2018.

The scope of services for this project consisted of the following five steps:

- Building Walk-Through and Observations,
- Bulk Sampling of Suspect ACM,
- Polarized Light Microscopy (PLM) Analysis of Bulk Samples,
- Hazard Assessment and Evaluation, and
- Final Report Preparation.

On May 5th and 9th, 2018, AirQuest Project Manager, Scott Magee, conducted an asbestos sampling survey of suspect ACM associated with the pending demolition of the building.

The building was constructed of concrete block and formed concrete on a concrete slab foundation with a corrugated metal roof deck. The exterior was finished with paint and natural stone. The roof was finished with tar beneath a urethane membrane. Roof flashing and duct exhaust caulk were present. Ceilings were constructed of drywall system and select areas were finished with various types of ceiling tile. Interior walls were constructed of concrete and drywall system and select areas were finished with ceramic tile, fiberglass covering, paneling, and skim coat. The concrete floors were finished with three (3) types of ceramic tile, wood flooring, and carpet. Tile grout, glue, and various types of mastic were present. Slate grout, stone grout, and brick mortar were present on the fireplace. Black tar waterproofing, expansion joint material, white joint caulk, and black exterior door mastic were present in the sub-level garage.

Approximately 100 square feet of mastic was present behind mirrors in the men's bathroom.

3 SURVEY METHODS AND LABORATORY ANALYSIS

The sampling protocol used generally follows Asbestos Hazard Emergency Response Act (AHERA) guidelines. AHERA was promulgated by the United States Environmental Protection Agency (EPA) in 1987 and regulated public schools.

Suspect materials are differentiated into three categories: surfacing material, thermal system insulation, or miscellaneous material. Surfacing material is anything that is sprayed or troweled onto a surface; thermal system insulation is material used to insulate HVAC pipes, tanks, etc., and miscellaneous material is any other type of material. During the survey, miscellaneous materials were observed.

A homogeneous area is defined as an area of surfacing material, thermal system insulation material, or miscellaneous material that is uniform in color and texture. A homogeneous area is not limited to only one room, but can be found in several rooms. Sample selection in the building was determined by identifying the homogeneous areas and basing sampling locations upon these areas.

In conducting the building inspection in compliance with all local, state, and federal regulations, all suspected ACM which were accessible to the inspector, were either sampled to confirm the actual presence of asbestos, or assumed to contain asbestos.

Building areas between walls, under floors, under concrete slabs and above permanent ceilings, all of which could not be accessed, were not visually inspected nor were materials therein sampled as a part of this building inspection.

Due to the fact that over 3,600 different building products are recognized as asbestos-containing building materials, it cannot be said that all such products, which may be included in the subject building, have or could be identified.

Analysis was performed using Polarized Light Microscopy (PLM) with dispersion staining. The laboratory is rated proficient through National Institute of Standards and Technology- National Voluntary Laboratory Accreditation Program (NIST-NVLAP) for bulk asbestos analysis.

It is important to note that the method of bulk sample analysis, PLM, is not 100% absolute in the identification of ACM. There are many factors which may contribute to false negatives being reported. Some of the more common factors include non-homogeneity of the building material and the optical variations of the microscopist. In order to obtain an absolute analysis of a building material, any reported negative sample suspect of being asbestos or any material not sampled should be analyzed by Transmission Electron Microscopy (TEM) with energy dispersive x-ray analysis (EDAX) for bulk sample confirmation. Interpretation of TEM results must be viewed with caution as these procedures are not presently recognized by EPA regulations. However, they are useful analytical techniques for confirmation of non-friable materials when PLM results are inconclusive.

Because of the inherent limitations of PLM Bulk Sample analysis, the Owner may elect to re-analyze the reported negative PLM samples by TEM to determine whether they may be regulated under the Asbestos National Emission Standards for Hazardous Air Pollutants (NESHAP).

This analytical technique is described in the EPA Guidance Document, EPA/600 R-93/116, July 1993, Test Method – Method for the Determination of Asbestos in Bulk Building Materials. This method, Analytical Electron Microscopy (AEM), also referred to as TEM, can often be a reliable method for the detection and positive identification of asbestos in some bulk building materials, both friable and nonfriable. The method is particularly applicable to bulk materials that contain a large amount of interfering materials that can be removed by ashing and/or dissolution and contain asbestos fibers that are not resolved by PLM techniques. Many floor tiles and plasters would be included in the type of sample. In combination with suitable specimen preparation techniques, the AEM method can also be used to quantify asbestos concentrations.

The TEM analytical methodology is also referred to in an EPA Advisory, Federal Register, Vol. 59, No. 146, August 1, 1994, Advisory Regarding Availability of an Improved Asbestos Bulk Sample Analysis Sample Test Method; Supplementary Information on Bulk Sample Collection and Analysis. The Advisory states that this approach should be considered for the following circumstances: (1) Floor tiles which may contain thin fibers and which were analyzed under the 1982 PLM method and found not to be asbestos-containing; and (2) materials such as hard wall and acoustical plaster, stucco or other similar multi-layered materials or systems which were not analyzed and reported by layers (discrete strata).

NESHAP, 40 CFR Part 763, Section 61.141, revised July 1, 1996, defines ACM as any material containing more than one (1) percent asbestos as determined using the method specified in Appendix E, Subpart E, 40 CFR Part 763, Section 1, PLM, that, when dry, can be crumbled, pulverized or reduced to a powder by hand pressure. If the asbestos content is less than ten (10) percent as determined by a method other than point counting by PLM, verify the asbestos content by point counting using PLM.

Estimates of quantities of ACM where given are based upon the identification of suspect materials. Where suspect ACM are located behind walls, above ceilings, beneath carpeting, or other concealed conditions. Where the quantities cannot be verified, the estimate is based upon the conditions present during the survey. These estimates are not to be considered absolute and should be verified when the ACM is exposed.

4 SUSPECT ASBESTOS-CONTAINING MATERIALS

Thirty-two (32) homogeneous areas (HA) of suspect material were identified and a total of seventy-three (73) samples were collected. The laboratory split the samples into layers, resulting in the analysis of eighty-one (81) samples. Sample descriptions and laboratory results are summarized in Table 1. Sample locations and homogeneous areas identified to be ACM are described in Section 5.

A copy of the laboratory report and chain of custody record is included in Appendix II. Photographs of each HA are included in Appendix III.

Table 1 – Laboratory Analysis and Summary
Samples Collected on May 4th and May 9th, 2018

Sample Number	HA	Location	Description of Suspect Material	Asbestos Content %
13783-01	1	Bar Lodge	Tan 16" x 16" Ceramic Floor Tile & Grout	ND
13783-02	1	Bathroom	Tan 16" x 16" Ceramic Floor Tile & Grout	ND
13783-03	2	Bar Lodge	Carpet Glue	ND
13783-04	2	Ballroom	Carpet Glue	ND
13783-05	3	Bar Lodge	Drywall System Walls	ND
13783-06	3	Bar Lodge	Drywall System Walls	ND
13783-07	3	Hallway-East	Drywall System Walls	ND
13783-08	3	Hallway East Ballroom	Drywall System Walls	ND
13783-09	3	Conference Room	Drywall System Walls	ND
13783-10	3	Hallway West Ballroom	Drywall System Walls	ND
13783-11	3	Hallway-West	Drywall System Walls	ND
13783-12	3	Closet	Drywall System Walls	ND
13783-13	3	Ballroom Center Service	Drywall System Walls	ND

Sample Number	HA	Location	Description of Suspect Material	Asbestos Content %
13783-14	4	Bar Lodge	Wood Floor Mastic	ND
13783-15	4	Ballroom	Wood Floor Mastic	ND
13783-16	5	Bar Lodge	White 2' x 4' Ceiling Tile with Small Dot Pattern	ND
13783-17	5	Dining Room	White 2' x 4' Ceiling Tile with Small Dot Pattern	ND
13783-18	5	Conference Room	White 2' x 4' Ceiling Tile with Small Dot Pattern	ND
13783-19	6	Men's Bathroom	Mirror Mastic	6% Chrysotile
13783-20	6	Men's Bathroom	Mirror Mastic	8% Chrysotile
13783-21	7	Bar Lodge	Fireplace Slate Grout	ND
13783-22	7	Bar Lodge	Fireplace Slate Grout	ND
13783-23	8	Bar Lodge	Fireplace Stone Grout	ND
13783-24	8	Bar Lodge	Fireplace Stone Grout	ND
13783-25	9	Bar Lodge	Fireplace Brick Mortar	ND
13783-26	9	Bar Lodge	Fireplace Brick Mortar	ND
13783-27	10	Safe Roof	White 2' x 4' White Large Fissured Ceiling Tile	ND
13783-28	10	Banquet Manager's Closet	White 2' x 4' White Large Fissured Ceiling Tile	ND
13783-29	10	Northwest Ballroom Closet	White 2' x 4' White Large Fissured Ceiling Tile	ND
13783-30	11	Dining Room	Red 6" x 6" Ceramic Floor Tile & Grout	ND
13783-31	11	Kitchen	Red 6" x 6" Ceramic Floor Tile & Grout	ND
13783-32	12	Dining Room	White 4" x 4" Ceramic Wall Tile & Grout	ND

Sample Number	HA	Location	Description of Suspect Material	Asbestos Content %
13783-33	12	Kitchen	White 4" x 4" Ceramic Wall Tile & Grout	ND
13783-34	13	Kitchen Entrance	Fiberglass Wall Cover Glue	ND
13783-35	13	Ballroom Center Service	Fiberglass Wall Cover Glue	ND
13783-36	14	Kitchen	White 2' x 4' Sheetrock Ceiling Tile	ND
13783-37	14	Kitchen	White 2' x 4' Sheetrock Ceiling Tile	ND
13783-38	15	Dining Room Bathroom	White 1" x 1" Ceramic Floor Tile	ND
13783-39	15	Men's Restroom	White 1" x 1" Ceramic Floor Tile	ND
13783-40	16	Closet Southeast Ballroom	Cement Masonry Unit Wall & Mortar	ND
13783-41	16	South Ballroom Stage Closet	Cement Masonry Unit Wall & Mortar	ND
13783-42	17	Closet Northeast Ballroom	Flat Concrete Walls	ND
13783-43	17	South Ballroom Stage Closet	Flat Concrete Walls	ND
13783-44	18	South Ballroom Stage	Concrete Slab	ND
13783-45	18	Closet Southeast Ballroom	Concrete Slab	ND
13783-46	19	Front Lobby	Corrugated Concrete Walls	ND
13783-47	19	Front Lobby	Corrugated Concrete Walls	ND
13783-48	20	Banquet Manager Southeast	White Large/Small Fissured Ceiling Tile	ND
13783-49	20	Banquet Manager Northwest	White Large/Small Fissured Ceiling Tile	ND
13783-50	21	Banquet Manager Southeast	White Wall Skim Coat	ND
13783-51	21	Banquet Manager Southeast	White Wall Skim Coat	ND

Sample Number	HA	Location	Description of Suspect Material	Asbestos Content %
13783-52	22	Lodge Secretary's Room	Wall Panel Glue	ND
13783-53	22	Banquet Manager Southwest	Wall Panel Glue	ND
13783-54	23	Closet Northeast Ballroom	Sheetrock Ceiling System	ND
13783-55	23	Kitchen Entrance	Sheetrock Ceiling System	ND
13783-56	24	Exterior	Concrete Wall (Flat)	ND
13783-57	24	Exterior	Concrete Wall (Flat)	ND
13783-58	25	Sub-Level Garage	Black Tar Waterproofing	5% Chrysotile
13783-59	25	Sub-Level Garage	Black Tar Waterproofing	6% Chrysotile
13783-60	26	Sub-Level Garage	Expansion Joint	ND
13783-61	26	Sub-Level Garage	Expansion Joint	ND
13783-62	27	Sub-Level Garage Door	White Joint Caulk	ND
13783-63	27	Sub-Level Garage Door	White Joint Caulk	ND
13783-64	28	Sub-Level Garage Door	Black Exterior Door Caulk	ND
13783-65	28	Sub-Level Garage Door	Black Exterior Door Caulk	ND
13783-66	29	Roof Deck	Tar	ND
13783-67	29	Roof Deck	Tar	ND
13783-68	30	Roof	Flashing	2% Chrysotile
13783-69	30	Roof	Flashing	2% Chrysotile
13783-70	31	Roof	Duct Exhaust Caulk	3% Chrysotile

Sample Number	HA	Location	Description of Suspect Material	Asbestos Content %
13783-71	31	Roof	Duct Exhaust Caulk	4% Chrysotile
13783-72	32	Front Entrance Exterior	Decorative Stone Wall Grout	ND
13783-73	32	Front Entrance Exterior	Decorative Stone Wall Grout	ND
HA- Homogenous Area ND- None Detected				

5 ASBESTOS CONTAINING MATERIAL (ACM)

This section describes the ACM observed during the inspection. The quantities of material described herein are approximate and are not to be relied upon by asbestos abatement contractors for bidding purposes.

The results of our observation and laboratory analysis identified the following ACM:

Homogenous Area (HA) Material	Location	Percentage/ Type	Material Condition/ Friability	Approximate Quantity	Category
HA 6: Mirror Mastic	Men's Bathroom	6%-8% Chrysotile	Good/ Non-Friable	100 SF	Category II NESHAP
HA 25: Tar Waterproofing	East Wall of Sub-Level Garage	5% Chrysotile	Good/ Non-Friable	800 LF	Category II NESHAP
HA 30: Roof Flashing	East & Southeast Corners of Roof	2% Chrysotile	Good/ Non-Friable	200 SF	Category I NESHAP
HA 31: Duct Exhaust Caulk	South Exhaust Duct on Roof	3%-4% Chrysotile	Good/ Non-Friable	40 LF	Category II NESHAP

SF- Square Feet

LF- Linear Feet

NESHAP- National Emissions Standard for Hazardous Air Pollutants

Non-Friable- Material that, when dry, may not be crumbled, pulverized, or reduced to powder by hand pressure.

6 CONCLUSIONS AND RECOMMENDED RESPONSE ACTION

The results of our observation and laboratory analysis identified the following ACM:

Homogenous Area (HA) Material	Location	Percentage/ Type	Material Condition/ Friability	Approximate Quantity	Category
HA 6: Mirror Mastic	Men's Bathroom	6%-8% Chrysotile	Good/ Non-Friable	100 SF	Category II NESHAP
HA 25: Tar Waterproofing	East Wall of Sub-Level Garage	5% Chrysotile	Good/ Non-Friable	800 LF	Category II NESHAP
HA 30: Roof Flashing	East & Southeast Corners of Roof	2% Chrysotile	Good/ Non-Friable	200 SF	Category I NESHAP
HA 31: Duct Exhaust Caulk	South Exhaust Duct on Roof	3%-4% Chrysotile	Good/ Non-Friable	40 LF	Category II NESHAP

SF- Square Feet

LF- Linear Feet

NESHAP- National Emissions Standard for Hazardous Air Pollutants

Non-Friable- Material that, when dry, may not be crumbled, pulverized, or reduced to powder by hand pressure.

- National Emission Standards for Hazardous Air Pollutants (NESHAP) Category Recommendations:
- **Category I:** Category I nonfriable ACM refers to asbestos-containing packing, gaskets, resilient floor coverings, and asphalt roofing products. Category I ACM that is in poor condition or is friable is considered RACM (see RACM below).
 - Demolition Activities: NESHAP regulations do not require that Category I nonfriable ACM be removed prior to demolition activities as long as the material is not rendered friable by demolition practices, kept wet during demolition activities, is segregated from the waste stream and disposed of in a Class I landfill capable of accepting such material.

The demolition crew must abide by OSHA regulations pertaining to asbestos exposure. The owner should consider removal prior to demolition as this may be more cost-effective than complying with OSHA regulations, the costs associated with segregating the waste stream and the additional disposal costs.

Prior to the removal or in-place wet demolition of the identified asbestos containing material, notification to the appropriate County and the State of Florida agencies is required.

- **Category II:** Category II nonfriable ACM refers to any material that is not classified under Category I. Category II ACM that is in poor condition or is friable is considered RACM (see below).

- Demolition Activities: NESHAP regulations do not require that Category II nonfriable ACM be removed prior to demolition activities as long as the probability is low that the materials will not become crumbled, pulverized, or reduced to powder during demolition. However, many Category II materials (for example, transite panels) will become RACM during demolition activities and most NESHAP regulators require removal prior to demolition. Prior regulatory approval is needed if Category II nonfriable materials will remain in place during the demolition.

Category II nonfriable ACM that will remain in place during demolition must be kept wet during demolition activities, segregated from the waste stream and disposed of in a Class I landfill capable of accepting such material. The demolition crew must abide by OSHA regulations pertaining to asbestos exposure. The owner should consider removal prior to demolition as this may be more cost-effective than complying with OSHA regulations, the costs associated with segregating the waste stream and the additional disposal costs.

Prior to the removal or in-place wet demolition of Category II nonfriable material, notification to the appropriate County and the State of Florida agencies is required.

7 LIMITATIONS

If any materials are encountered during demolition activities that were not sampled in this report, the materials should not be disturbed until they have been sampled and identified as non-ACM through laboratory analysis.

This report was prepared in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions. This report was prepared for the exclusive use of the client and assigned agents and is not intended for any other purposes. Our report is based on the information available to us at the time of our investigation and limited in scope to the stated purpose and/or the area(s) inspected. Other conditions elsewhere in the site may differ from those in the inspected/ surveyed locations and such conditions are unknown, may change over time, and/or have not been considered. This report does not claim to identify all potential hazards and/or contaminants that may be present, nor does it imply any medical opinion on the relationship of potential health effects with any reported hazards and/ or contaminants. Our opinions are based on our findings and professional expertise, with no guaranty or warranty implied herein. The data obtained in this report does not establish the habitability of the site, nor does it determine if a building is safe or unsafe. Should additional information become available, we reserve the right to determine the impact, if any, of the new information on our opinions, conclusions, and recommendations if necessary as warranted by the discovery of the additional information. AirQuest accepts no responsibility for interpretation of this report by others. Its contents shall not be used or relied upon by other parties without prior written authorization by AirQuest.

Appendix I

Certifications

Asbestos Consulting & Training Systems

900 N.W. 5TH Avenue, Fort Lauderdale, Florida 33311 (954) 524-7208

This is to Certify that

Scott Magee



X X X - X X -

2410 Marha Bay Dr East # 102, Fort Lauderdale, FL 33312

has successfully completed an English

Asbestos Building Inspection Refresher

27-Apr-18

TO

27-Apr-18

Meets state requirements of FL49-0001020/CN-0006273 and UT (6.0 core).

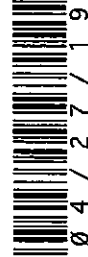
NDAAC Provider #451

Trainer(s): Mark Knick

Training Address: 900 NW 5th Ave, Fort Lauderdale, FL 33311

Successful course completion based on exam score on: 04/27/18

This Certificate Expires:



27-Apr-19

04 / 27 / 19

Processed By:

Seagull
To Authentic Certificate

www.seagulltraining.com
1-800-966-9933

AND CRIMINAL PENALTIES OF LAY FOR MAKING OR
SUBMISSION OF FALSE OR FRAUDULENT STATEMENTS OR
FALSIFICATIONS (18 U.S.C. 1001 AND 15 U.S.C. 801.5). I CERTIFY
THAT THIS TRAINING COURSE WITH ALL NECESSARY
EQUIPMENT OF TITLE IV OF THE TOXIC SUBSTANCE CONTROL
ACT (TSCA) PART 745 OR ANY OTHER APPLICABLE
FEDERAL, STATE, OR LOCAL GOVERNMENTS.

James F. Stump, Course Sponsor



Certificate Number: 175752

Course Number: SE1817

Appendix II

Laboratory Report and Chain of Custody Record

**EMSL Analytical, Inc.**

2700 W. Cypress Creek Rd. Ste. C108 Fort Lauderdale, FL 33309

Tel/Fax: (954) 786-9331 / (954) 941-4145

http://www.EMSL.com / pompanobeachlab@emsl.com

EMSL Order: 561802907**Customer ID:** AQE63**Customer PO:****Project ID:****Attention:** Paul LeBlanc

AirQuest Environmental, Inc.

6851 Southwest 45th Street

Fort Lauderdale, FL 33314

Phone: (954) 214-2640**Fax:** (954) 792-2221**Received Date:** 05/10/2018 10:15 AM**Analysis Date:** 05/10/2018**Collected Date:** 05/04/2018**Project:** Pompano Beach Elk Lodge - 13783

**Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized
Light Microscopy**

Sample	Description	Appearance	<u>Non-Asbestos</u>		<u>Asbestos</u>
			% Fibrous	% Non-Fibrous	% Type
13783-01-Ceramic Tile 561802907-0001	Ceramic Floor Tile & Grout	Beige Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
13783-01-Grout 561802907-0001A	Ceramic Floor Tile & Grout	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
13783-02-Ceramic Tile 561802907-0002	Ceramic Floor Tile & Grout	Tan/Beige Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
13783-02-Grout 561802907-0002A	Ceramic Floor Tile & Grout	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
13783-03 561802907-0003	Carpet Glue	Tan Non-Fibrous Homogeneous	4% Synthetic	96% Non-fibrous (Other)	None Detected
13783-04 561802907-0004	Carpet Glue	Yellow/Beige Non-Fibrous Homogeneous	2% Cellulose 3% Synthetic	95% Non-fibrous (Other)	None Detected
13783-05 561802907-0005	Drywall & Joint Compound	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
13783-06-Drywall 561802907-0006	Drywall & Joint Compound	Brown/Gray Fibrous Homogeneous	5% Cellulose	95% Non-fibrous (Other)	None Detected
13783-06-Joint Compound 561802907-0006A	Drywall & Joint Compound	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
13783-07 561802907-0007	Drywall & Joint Compound	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
13783-08-Drywall 561802907-0008	Drywall & Joint Compound	Brown/Gray Fibrous Homogeneous	5% Cellulose	95% Non-fibrous (Other)	None Detected
13783-08-Joint Compound 561802907-0008A	Drywall & Joint Compound	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
13783-09 561802907-0009	Drywall & Joint Compound	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
13783-10 561802907-0010	Drywall & Joint Compound	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
13783-11 561802907-0011	Drywall & Joint Compound	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected

Initial report from: 05/11/2018 08:54:15

**EMSL Analytical, Inc.**

2700 W. Cypress Creek Rd. Ste. C108 Fort Lauderdale, FL 33309

Tel/Fax: (954) 786-9331 / (954) 941-4145

http://www.EMSL.com / pompanobeachlab@emsl.com

EMSL Order: 561802907**Customer ID:** AQE63**Customer PO:****Project ID:**

**Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized
Light Microscopy**

Sample	Description	Appearance	<u>Non-Asbestos</u>		<u>Asbestos</u>
			% Fibrous	% Non-Fibrous	% Type
13783-12	Drywall & Joint Compound	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
561802907-0012					
13783-13	Drywall & Joint Compound	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
561802907-0013					
13783-14	Mastic	Brown Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
561802907-0014					
13783-15	Mastic	Beige Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
561802907-0015					
13783-16	Ceiling Tile	Gray/White Fibrous Homogeneous	50% Cellulose 20% Min. Wool	30% Non-fibrous (Other)	None Detected
561802907-0016					
13783-17	Ceiling Tile	Gray/White Fibrous Homogeneous	50% Cellulose 20% Min. Wool	30% Non-fibrous (Other)	None Detected
561802907-0017					
13783-18	Ceiling Tile	Gray/White Fibrous Homogeneous	50% Cellulose 20% Min. Wool	30% Non-fibrous (Other)	None Detected
561802907-0018					
13783-19	Mastic	Black Non-Fibrous Homogeneous		94% Non-fibrous (Other)	6% Chrysotile
561802907-0019					
13783-20	Mastic	Black Non-Fibrous Homogeneous		92% Non-fibrous (Other)	8% Chrysotile
561802907-0020					
13783-21	Grout	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
561802907-0021					
13783-22	Grout	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
561802907-0022					
13783-23	Grout	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
561802907-0023					
13783-24	Grout	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
561802907-0024					
13783-25	Brick Mortar	Orange Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
561802907-0025					
13783-26	Brick Mortar	Peach/Orange Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
561802907-0026					
13783-27	Ceiling Tile	White/Beige Fibrous Homogeneous	50% Cellulose 20% Min. Wool	30% Non-fibrous (Other)	None Detected
561802907-0027					
13783-28	Ceiling Tile	White/Pink/Beige Fibrous Homogeneous	50% Cellulose 20% Min. Wool	30% Non-fibrous (Other)	None Detected
561802907-0028					
13783-29	Ceiling Tile	White/Beige Fibrous Homogeneous	50% Cellulose 30% Min. Wool	20% Non-fibrous (Other)	None Detected
561802907-0029					
13783-30-Ceramic Tile	Floor Tile & Grout	Red Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
561802907-0030					

Initial report from: 05/11/2018 08:54:15

**EMSL Analytical, Inc.**

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Tel/Fax: (954) 786-9331 / (954) 941-4145

http://www.EMSL.com / pompanobeachlab@emsl.com

EMSL Order: 561802907**Customer ID:** AQE63**Customer PO:****Project ID:**

**Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized
Light Microscopy**

Sample	Description	Appearance	<u>Non-Asbestos</u>		<u>Asbestos</u>
			% Fibrous	% Non-Fibrous	% Type
13783-30-Grout	Floor Tile & Grout	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
561802907-0030A					
13783-31-Ceramic Tile	Floor Tile & Grout	Red Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
561802907-0031					
13783-31-Grout	Floor Tile & Grout	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
561802907-0031A					
13783-32-Ceramic Tile	Wall Tile & Grout	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
561802907-0032					
13783-32-Mastic	Wall Tile & Grout	Brown Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
561802907-0032A					
13783-33-Ceramic Tile	Wall Tile & Grout	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
561802907-0033					
13783-33-Grout	Wall Tile & Grout	Tan/Beige Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
561802907-0033A					
13783-34	Glue	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
561802907-0034					
13783-35	Glue	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
561802907-0035					
13783-36	Ceiling Tile	Gray Non-Fibrous Homogeneous	2% Cellulose 2% Glass	2% Mica 94% Non-fibrous (Other)	None Detected
561802907-0036					
13783-37	Ceiling Tile	Brown/Gray Fibrous Homogeneous	10% Cellulose 2% Glass	88% Non-fibrous (Other)	None Detected
561802907-0037					
13783-38	Ceramic Floor Tile	Gray/White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
561802907-0038					
13783-39	Ceramic Floor Tile	White/Beige Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
561802907-0039					
13783-40	CMU Wall / Mortar	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
561802907-0040					
13783-41	CMU Wall / Mortar	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
561802907-0041					
13783-42	Concrete Walls	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
561802907-0042					
13783-43	Concrete Walls	Gray/White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
561802907-0043					
13783-44	Concrete Slab	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
561802907-0044					
13783-45	Concrete Slab	Gray/White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
561802907-0045					

Initial report from: 05/11/2018 08:54:15



EMSL Analytical, Inc.

2700 W. Cypress Creek Rd. Ste. C108 Fort Lauderdale, FL 33309

Tel/Fax: (954) 786-9331 / (954) 941-4145

http://www.EMSL.com / pompanobeachlab@emsl.com

EMSL Order: 561802907

Customer ID: AQE63

Customer PO:

Project ID:

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	<u>Non-Asbestos</u>		<u>Asbestos</u>
			% Fibrous	% Non-Fibrous	% Type
13783-46	Concrete Walls	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
561802907-0046					
13783-47	Concrete Walls	Gray/White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
561802907-0047					
13783-48	Ceiling Tile	White/Beige Fibrous Homogeneous	50% Cellulose 20% Min. Wool	30% Non-fibrous (Other)	None Detected
561802907-0048					
13783-49	Ceiling Tile	Gray/White Fibrous Homogeneous	50% Cellulose 15% Min. Wool	35% Non-fibrous (Other)	None Detected
561802907-0049					
13783-50	Skim Coat	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
561802907-0050					
13783-51	Skim Coat	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
561802907-0051					
13783-52	Glue	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
561802907-0052					
13783-53	Glue	Yellow/Beige Non-Fibrous Homogeneous	2% Cellulose	98% Non-fibrous (Other)	None Detected
561802907-0053					
13783-54	Sheetrock Ceiling System	White Non-Fibrous Homogeneous	5% Cellulose	95% Non-fibrous (Other)	None Detected
561802907-0054					
13783-55	Sheetrock Ceiling System	White Non-Fibrous Homogeneous	2% Cellulose	98% Non-fibrous (Other)	None Detected
561802907-0055					
13783-56	Concrete	Gray/White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
561802907-0056					
13783-57	Concrete	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
561802907-0057					
13783-58	Tar Waterproofing	Black Non-Fibrous Homogeneous	3% Cellulose	92% Non-fibrous (Other)	5% Chrysotile
561802907-0058					
13783-59	Tar Waterproofing	Black Non-Fibrous Homogeneous	3% Cellulose	92% Non-fibrous (Other)	5% Chrysotile
561802907-0059					
13783-60	Expansion Joint	Tan/Black Fibrous Homogeneous	50% Cellulose	50% Non-fibrous (Other)	None Detected
561802907-0060					
13783-61	Expansion Joint	Tan/Black Fibrous Homogeneous	50% Cellulose	50% Non-fibrous (Other)	None Detected
561802907-0061					
13783-62	Caulk	Gray/Beige Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
561802907-0062					
13783-63	Caulk	Beige Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
561802907-0063					
13783-64	Caulk	Black Fibrous Homogeneous	4% Cellulose	96% Non-fibrous (Other)	None Detected
561802907-0064					

Initial report from: 05/11/2018 08:54:15

**EMSL Analytical, Inc.**

2700 W. Cypress Creek Rd. Ste. C108 Fort Lauderdale, FL 33309

Tel/Fax: (954) 788-9331 / (954) 941-4145

http://www.EMSL.com / pompanobeachlab@emsl.com

EMSL Order: 561802907**Customer ID:** AQE63**Customer PO:****Project ID:**

**Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized
Light Microscopy**

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
13783-65	Caulk	Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
561802907-0065					
13783-66	Tar Roof Deck	Black Non-Fibrous Homogeneous	3% Cellulose	97% Non-fibrous (Other)	None Detected
561802907-0066					
13783-67	Tar Roof Deck	Black/Yellow Fibrous Homogeneous	5% Glass	95% Non-fibrous (Other)	None Detected
561802907-0067					
13783-68	Roof Flashing	Tan/Black Fibrous Homogeneous	10% Synthetic	88% Non-fibrous (Other)	2% Chrysotile
561802907-0068					
13783-69	Roof Flashing	Black Fibrous Homogeneous	5% Synthetic	93% Non-fibrous (Other)	2% Chrysotile
561802907-0069					
13783-70	Caulk	Black/Silver Fibrous Homogeneous	5% Cellulose	92% Non-fibrous (Other)	3% Chrysotile
561802907-0070					
13783-71	Caulk	Black/Silver Non-Fibrous Homogeneous	5% Cellulose	91% Non-fibrous (Other)	4% Chrysotile
561802907-0071					
13783-72	Grout	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
561802907-0072					
13783-73	Grout	Gray/Yellow Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
561802907-0073					

Analyst(s)

Claudia Gonzalez (45)

Catalina Lachowski (36)

Catalina Lachowski, Laboratory Manager
or Other Approved Signatory

EMSL maintains liability limited to cost of analysis. This report relates only to the samples reported and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. Interpretation and use of test results are the responsibility of the client. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST or any agency of the federal government. Non-friable organically bound materials present a problem matrix and therefore EMSL recommends gravimetric reduction prior to analysis. Samples received in good condition unless otherwise noted. Estimated accuracy, precision and uncertainty data available upon request. Unless requested by the client, building materials manufactured with multiple layers (i.e. linoleum, wallboard, etc.) are reported as a single sample. Reporting limit is 1%

Samples analyzed by EMSL Analytical, Inc. Fort Lauderdale, FL NVLAP Lab Code 500085-0

Initial report from: 05/11/2018 08:54:15

AIR QUEST ENVIRONMENTAL, INC.
 6851 Southwest 45th Street
 Fort Lauderdale, FL 33314
 Phone: 954/792-4549
 Fax: 954/792-2221

Stop at First Positive: Yes (No)
 Turnaround Time: 3 Hr. 6 Hr.
 24 Hr. ✓; 72 Hr. Other
 Email: Labresults@airquestinc.com

Sample Date: 5/14/2018
 Project Name: Pompano Beach Elk Lodge
 Project Number: 13783
 Surveyor: S. Maguire
 Signature: [Signature]

HA	Sample Number	HA Description	Sample Location	HA Location	Quantity	G/E/P	Dist. Pot.	Friable	Comments/Photo #
1	13783-01	16"x16" Tan Ceramic FT/Grout	Bar Lodge (1)	1, 10, 18, 2, 3, 32, 11, 22	1000sf	G	N	N	
1	13783-02	16"x16" Tan Ceramic FT/Grout	IB Bathroom (18)	"	"	"	"	"	
2	13783-03	Carpet Glue	Bar Lodge (1)	1, 10, 11, 32, 12, 13, 14, 15, 16, 18	22,000	F	N	N	
2	13783-04	Carpet Glue	Ballroom (32)	19 "	"	"	"	"	
3	13783-05	Drywall/Joint Compound	Bar Lodge (1)	Throughout	120,000sf	F	N	N	Drywall system
3	13783-06	Drywall/Joint Compound	Bar Lodge (1)	"					"
3	13783-07	Drywall/Joint Compound	Hallway (22) East	"					"
3	13783-08	Drywall/Joint Compound	Hallway (22) East Ballroom	"					"
3	13783-09	Drywall/Joint Compound	Hallway (22) West Ballroom	Conference Room "					"
3	13783-10	Drywall/Joint Compound	Hallway (22) West Ballroom	"					"
3	13783-11	Drywall/Joint Compound	Hallway (22) West	"					"
3	13783-12	Drywall/Joint Compound	Closest 30A	"					"
3	13783-13	Drywall/Joint Compound	Ballroom Street 2A Center Service "	"					"
4	13783-14	Wood Floor Mastic	Bar Lodge (1)	1, 23, 27	1,900sf	F	N	N	
4	13783-15	Wood Floor Mastic	Ballroom (32)	"	"	"	"	"	
5	13783-16	2 1/4" White Small Dot CT	Bar Lodge (1)	1, 22, 18, 20, 21, 32, 10, 14, 18	22,429	F	20	F	
5	13783-17	2 1/4" White Small Dot CT	Dining Room (9)	"	"	"	"	"	
5	13783-18	2 1/4" White Small Dot CT	Conference Room (19)	"	"	"	"	F	

Relinquished by: Scott Maguire

Received by: _____

Relinquished by: AM-GMSL-FedEx

Received by: _____

Relinquished by: 7994 7792 8259

Received by: _____

Date & Time: _____

Date & Time: _____

Date & Time: 5/10/18 @ 10:15

Date & Time: _____

Date & Time: AM

Initial Tracking #

7994 8185 6487

FedEx: ☒ Hand Couriers

Page 1 of 3

OrderID: 561802907

AIR QUEST ENVIRONMENTAL, INC.
 6851 Southwest 45th Street
 Fort Lauderdale, FL 33314
 Phone: 954/792-4549
 Fax: 954/792-2221

Stop at First Positive: Yes / No
 Turnaround Time: 3 Hr. 6 Hr.
 24 Hr. 72 Hr.; Other
 Email: Labresults@airquestinc.com

Sample Date: 5/4/2018
 Project Name: Pompano Beach ELK Lodge
 Project Number: 13783
 Surveyor: S. Magee
 Signature: [Signature]

HA	Sample Number	HA Description	Sample Location	HA Location	Quantity	G/F/P	Dist. Pot.	Friable	Comments/Photo #
6	13783-19	Micro Mastie	Men's Bathroom (20)	20, 21, 19	100sf	4	0	N	
6	13783-20	Micro Mastie	Men's Bathroom (20)	20	"	"	"	"	
7	13783-21	Fireplace Slate Grout	Bar Lodge (1)	1	50sf	4	0	N	
7	13783-22	Fireplace Slate Grout	Bar Lodge (1)	"	"	"	"	"	
8	13783-23	Fireplace Stone Grout	Bar Lodge (1)		50sf	4	0	N	
8	13783-24	Fireplace Stone Grout	Bar Lodge (1)		"	"	"	"	
9	13783-25	Fireplace Brick Mortar	Bar Lodge (1)		20sf	4	0	N	
9	13783-26	Fireplace Brick Mortar	Bar Lodge (1)		"	"	"	"	
10	13783-27	2'x4' White Large Fissured CT	Safe Room (10)	10, 11, 12, 13, 14, 15, 16, 18, 24, 23	1, 244sf	F	20	P	
10	13783-28	2'x4' White Large Fissured CT	Panquet Manager's Closet	"	"	"	"	"	
10	13783-29	2'x4' White Large Fissured CT	Closet NW Bathroom #1	"	"	"	"	"	
11	13783-30	6'x6' Red Ceramic FT/Grout	Safe Room Dining Room (9)	9, 4	2,900sf	4	0	N	
11	13783-31	6'x6' Red Ceramic FT/Grout	Kitchen (4)	"	"	"	"	"	
12	13783-32	4'x4' White Ceramic FT/Grout	Dining Room (9)	9, 4, 4B	2,900sf	4	0	N	Wall Tile
12	13783-33	4'x4' White Ceramic FT/Grout	Kitchen (4)	"	"	"	"	"	Wall Tile
13	13783-34	Fiberglass Wall Cover Glue	Kitchen (4) Entrance	4, 1	400sf	4	0	N	
13	13783-35	Fiberglass Wall Cover Glue	Bathroom Center Service	"	"	"	"	"	
14	13783-36	White 2'x4' Sheetrock CT	Kitchen (4)	4	2,520sf	4	"	"	

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Date & Time: 5/9/2018

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Date & Time:

Relinquished by: Scott Magee

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Page 2 of 9

701802907

AIR QUEST ENVIRONMENTAL, INC.
 6851 Southwest 45th Street
 Fort Lauderdale, FL 33314
 Phone: 954/792-4549
 Fax: 954/792-2221

Stop at First Positive: Yes / No
 Turnaround Time: 3 Hr. 6 Hr.
 24 Hr. 72 Hr.; Other
 Email: Labresults@airquestinc.com

Sample Date: 5/4/2018
 Project Name: Pompano Beach Elk Lodge
 Project Number: 13783
 Surveyor: S. Hayes
 Signature: [Signature]

HA	Sample Number	HA Description	Sample Location	HA Location	Quantity	G/F/P	Dist. Pot.	Friable	Comments/Photo #
14	13783-37	White 2x4 Sheetrock CT	Kitchen (4)	4	2520sf	4	0	N	
15	13783-38	1x1" White Ceramic Floor Tile	Dining Room Bathroom (9A)	9A, 4A, 4B	300sf	4	0	N	
15	13783-39	1x1" White Ceramic Floor Tile	Men's Restroom (20)	"	"	"	"	"	
16	13783-40	CMU Wall/Mortar	Closet Southwest Bathroom (28)	Throughout	10,000sf	4	0	N	
16	13783-41	CMU Wall/Mortar	South Bathroom Stage Closet 2 (30)	"	"	"	"	"	
17	13783-42	Flat Concrete Walls	Closet NE Bathroom (28)	28	2000sf	1	0	N	
17	13783-43	Flat Concrete Walls	South Bathroom Stage Closet 2 (30)	30	"	"	"	"	
18	13783-44	Concrete Slab	South Bathroom Stage (1600) 2 (30)	Through out	2,182sf	4	0	N	
18	13783-45	Concrete Slab	Closet South East Bathroom (28)	"	"	"	"	"	
19	13783-46	Corrugated Concrete Walls	Front Lobby (11)	11, Exterior	10,000sf	4	0	N	
19	13783-47	Corrugated Concrete Walls	Front Lobby (11)	"	"	"	"	"	
20	13783-48	White Corrugated Gypsum CT	Barquet Manager SE (13)	13, 15	360sf	4	0	N	Ceiling Tile 2x4
20	13783-49	White Corrugated Gypsum CT	Barquet Manager NW (15)	"	"	"	"	"	"
21	13783-50	White Wall Skin Coat	Barquet Manager SE (13)	"	700sf	4	0	N	
21	13783-51	White Wall Skin Coat	Barquet Manager SE (13)	"	"	"	"	"	
22	13783-52	Wall panel glue	Lodge Secretary Room (14)		900sf	4	0	N	
22	13783-53	Wall panel glue	Barquet Manager SW		"	"	"	"	

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Relinquished by: _____

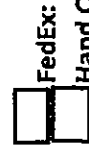
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Date & Time: _____

Date & Time: _____

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AIR QUEST ENVIRONMENTAL, INC.

6851 Southwest 45th Street
Fort Lauderdale, FL 33314
Phone: 954/792-4549
Fax: 954/792-2221

Stop at First Positive: Yes ☒ No
Turnaround Time: 3 Hr. ☐ 6 Hr. ☐
24 Hr. ☒ 72 Hr. ☐ Other ☐
Email: Labresults@airquestinc.com

Sample Date: 5/9/2018
Project Name: Pompano Beach Elk Lodge
Project Number: 13783
Surveyor: S. Mague
Signature: *S. Mague*

HA	Sample Number	HA Description	Sample Location	HA Location	Quantity	G/F/P	Dist. Pot.	Friable	Comments/Photo #
23	13783-54	Sheetrock Ceiling System	Closet NE Ballroom (22)	27, 32, 4,	300sf	4	0	N	
23	13783-55	Sheetrock Ceiling System	Kitchen Entrance (4)	"	"	"	"	"	
24	13783-56	Concrete Wall (Flat)	Exterior	SE Side of Building	1000 sf				
24	13783-57	Concrete Wall (Flat)	Exterior	NE Side of Building	"				
25	13783-58	Black Tar Waterproofing	Sub-level Garage	East Wall	800LF				
25	13783-59	Black Tar Waterproofing	Sub-level Garage	East Wall	"				
26	13783-60	Expansion Joint	Sub-level Garage	South East Wall	100LF				
26	13783-61	Expansion Joint	Sub-level Garage	South East Wall	"				
27	13783-62	Joint Caulk White	Sub-level Garage Door	Exterior Overhang	20LF				
27	13783-63	Joint Caulk White	Sub-level Garage Door	Exterior Overhang	"				
28	13783-64	Black Door Caulk	Sub-level Garage Door	Exterior Garage Door	10LF				
28	13783-65	Black Door Caulk	Sub-level Garage Door	Exterior Garage Door	"				
29	13783-66	Tar Roof Deck	Roof	NW Level	26,850sf				
29	13783-67	Tar Roof Deck	Roof	NE Level	"				
30	13783-68	Roof Flashing	Roof	East Corner	200sf				
30	13783-69	Roof Flashing	Roof	SE Corner	"				
31	13783-70	Duct Exhaust Caulk	Roof	South Exhaust Duct	40LF				
31	13783-71	Duct Exhaust Caulk	Roof	South Exhaust Duct	"	4	2	1	

Relinquished by: *Scott Mague*
Received by: _____
Relinquished by: _____
Date & Time: _____
Date & Time: _____
Date & Time: _____

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AIRQUEST® ENVIRONMENTAL, INC.
6851 Southwest 45th Street
Fort Lauderdale, FL 33314
Phone: 954/792-4549
Fax: 954/792-2221

Stop at First Positive: Yes (No)
Turnaround Time: 3 Hr. ___; 6 Hr. ___;
24 Hr. ✓; 72 Hr. ___; Other ___
Email: Labresults@airquestinc.com

Sample Date: 5/9/2018
Project Name: Pampano Beach Elk Lodge
Project Number: 13783
Surveyor: S. Heger
Signature: [Signature]

[illegible]

Relinquished by: Scott Hager Date & Time: 5/9/2018
 Received by: _____ Date & Time: _____
 Relinquished by: _____ Date & Time: _____
 Received by: _____ Date & Time: _____

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Appendix III Photographs

**Pompano Beach Elks Lodge
700 Northeast 10th Street
Pompano Beach, Florida 33160**

**AirQuest Environmental, Inc.
Project #13783
May 2018**



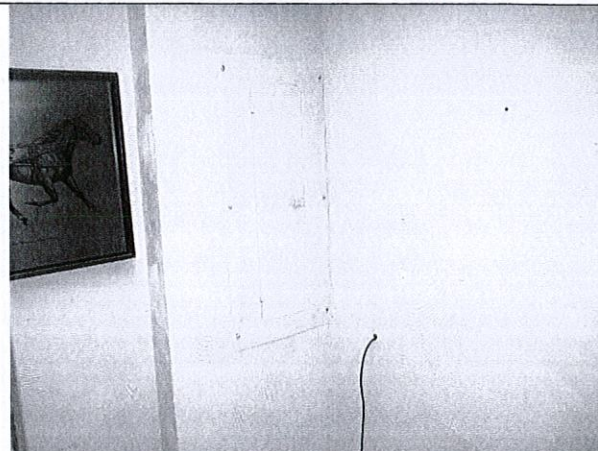
Exterior



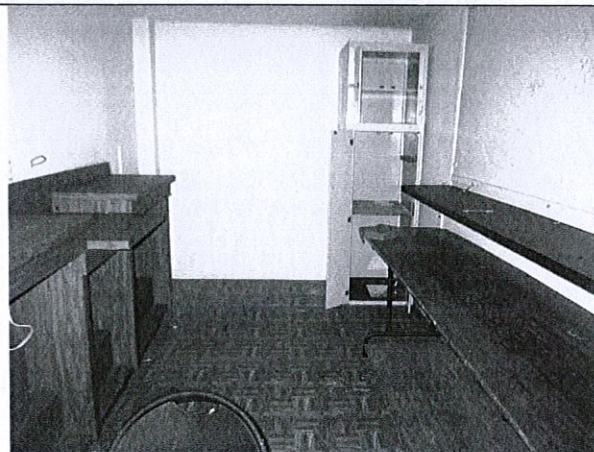
**HA 1- Tan 16" x 16"
Ceramic Floor Tile & Grout**



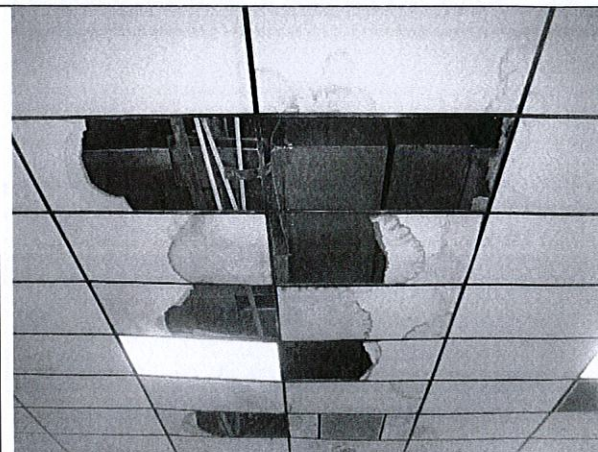
HA 2- Carpet Glue



HA 3- Drywall System Walls



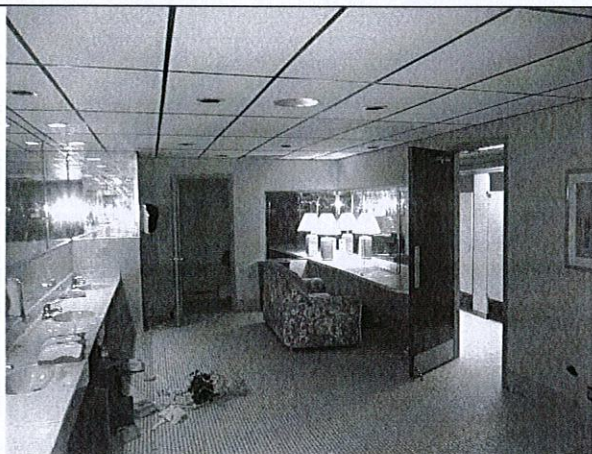
HA 4- Wood Floor Mastic



**HA 5- White 2' x 2' Ceiling Tile
with Small Dot Pattern**

**Pompano Beach Elks Lodge
700 Northeast 10th Street
Pompano Beach, Florida 33160**

**AirQuest Environmental, Inc.
Project #13783
May 2018**



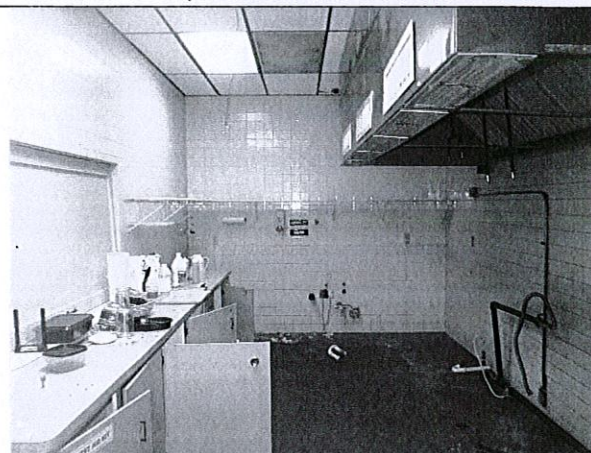
**HA 6- Mirror Mastic
Asbestos Containing Material**



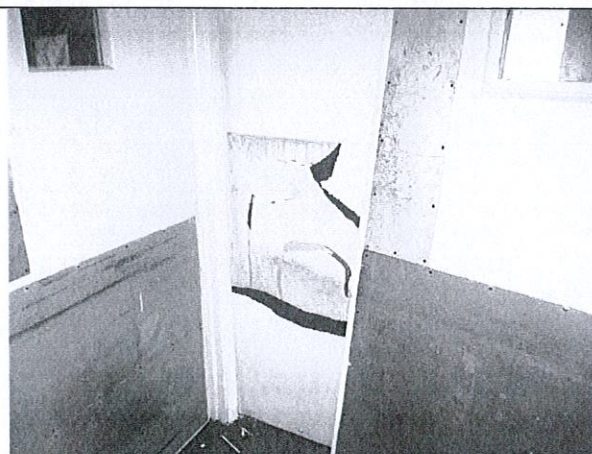
**HA 7, 8 & 9- Fireplace
Slate Grout, Stone Grout & Brick Mortar**



HA 10-White 2' x 4' Large Fissured Ceiling Tile



**HA 11 & 12- Red 6" x 6" Ceramic Floor Tile &
Grout White 4" x 4" Ceramic Wall Tile & Grout**



HA 13- Fiberglass Wall Covering Glue



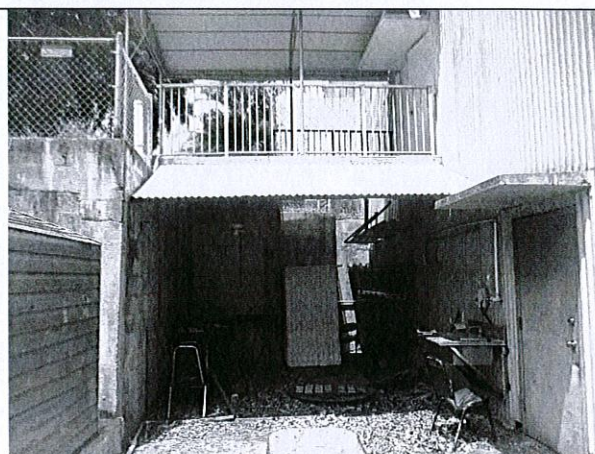
HA 14- White 2' x 4' Sheetrock Ceiling Tile

**Pompano Beach Elks Lodge
700 Northeast 10th Street
Pompano Beach, Florida 33160**

**AirQuest Environmental, Inc.
Project #13783
May 2018**



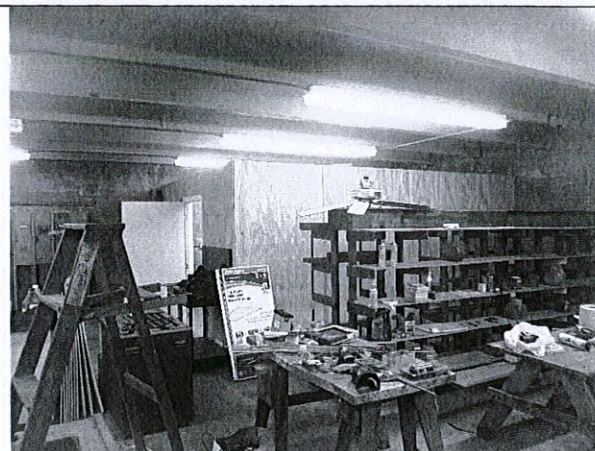
HA 15- White 1" x 1" Ceramic Floor Tile



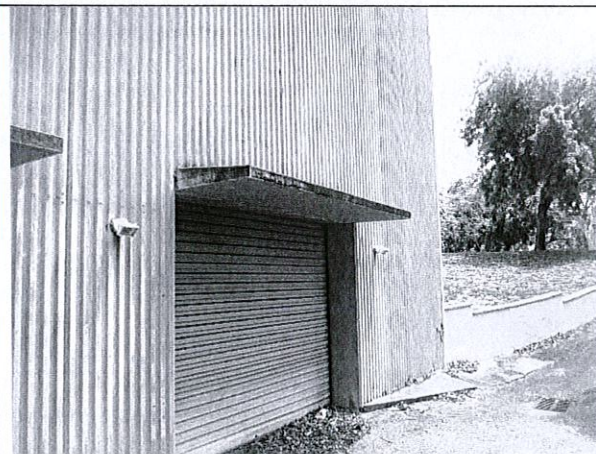
HA 16- Concrete Masonry Unit Wall & Mortar



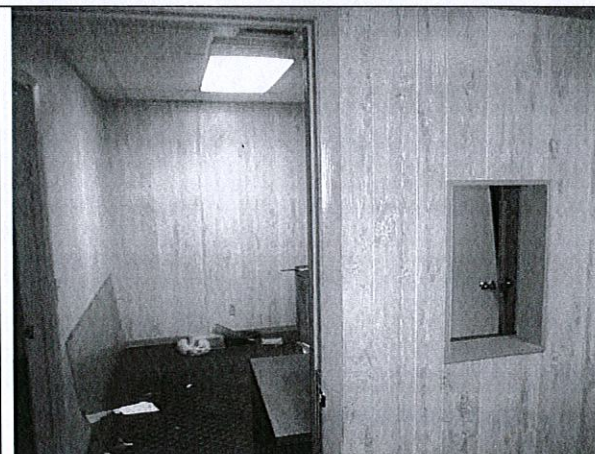
HA 17- Flat Concrete Walls



HA 18- Concrete Slab



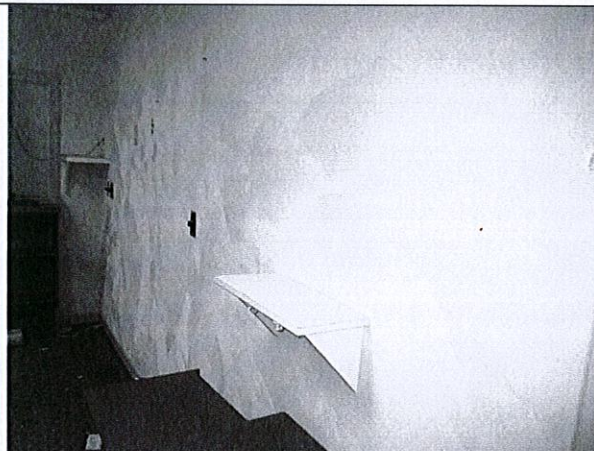
HA 19- Corrugated Concrete Walls



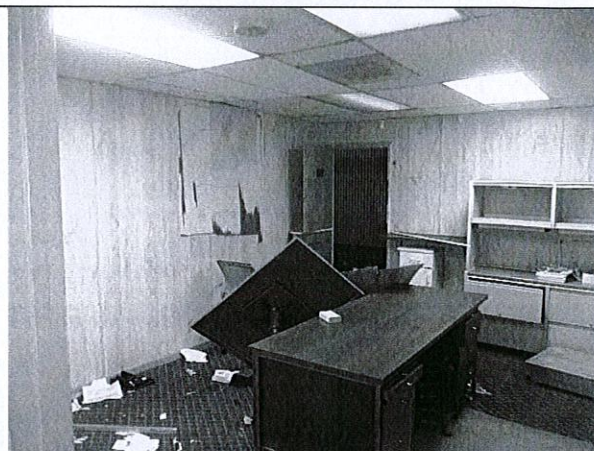
HA 20- White Large/Small Fissured Ceiling Tile

**Pompano Beach Elks Lodge
700 Northeast 10th Street
Pompano Beach, Florida 33160**

**AirQuest Environmental, Inc.
Project #13783
May 2018**



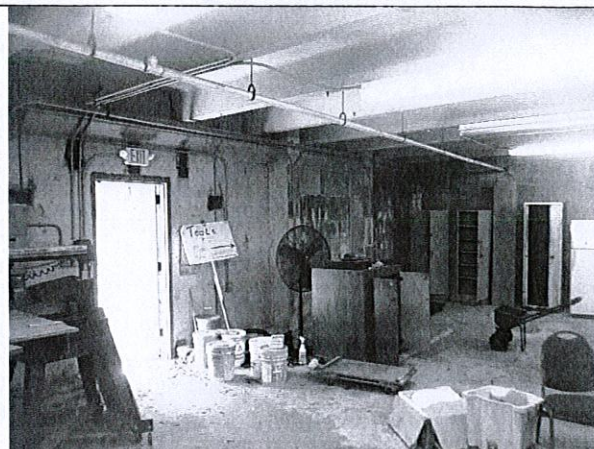
HA 21- White Wall Skim Coat



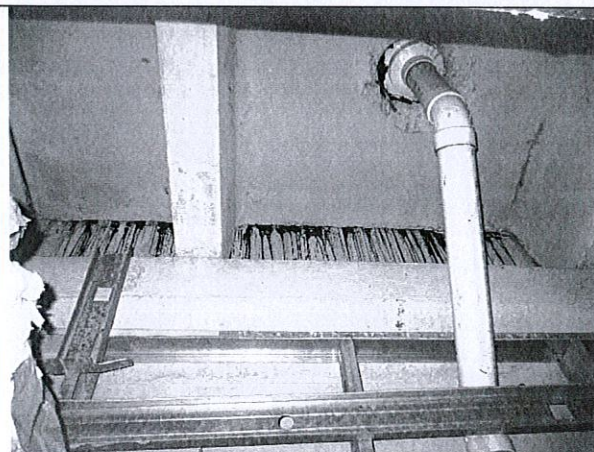
HA 22- Wall Panel Glue



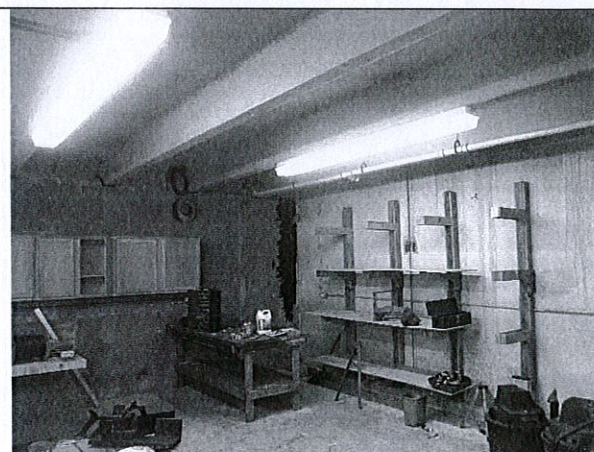
HA 23- Sheetrock Ceiling System



HA 24- Concrete Flat Wall



**HA 25- Black Tar Waterproofing
Asbestos Containing Material**



HA 26- Expansion Joint

**Pompano Beach Elks Lodge
700 Northeast 10th Street
Pompano Beach, Florida 33160**

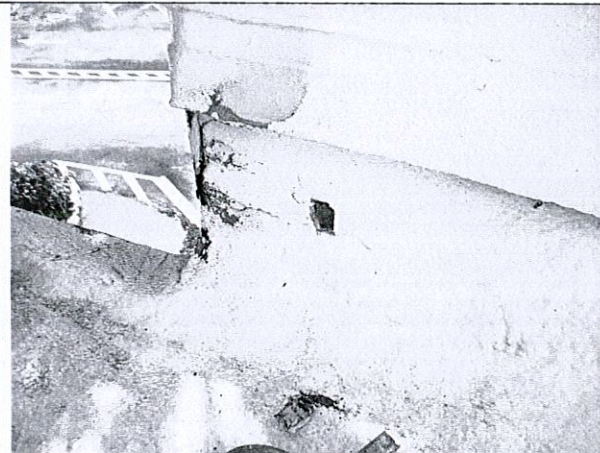
**AirQuest Environmental, Inc.
Project #13783
May 2018**



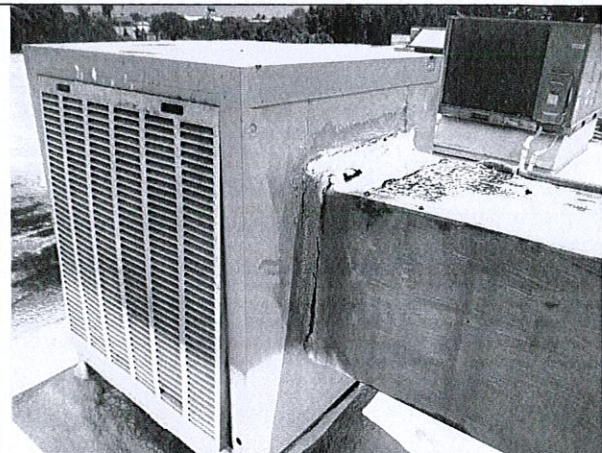
**HA 27 & 28- White Joint Caulk
& Black Exterior Door Caulk**



HA 29- Tar on Roof Deck



**HA 30- Roof Flashing
Asbestos Containing Material**



**HA 31- Duct Exhaust Caulk
Asbestos Containing Material**



HA 32- Exterior Decorative Stone Wall Grout

AirQuest Project #13783

E Sciences, Inc. Prime Project Job No.: 2-0965-014

Interior and Exterior Lead-Based Paint Inspection

For:

Pompano Beach Elks Lodge
700 Northeast 10th Street
Pompano Beach, Florida 33060

Prepared For:

Ms. Nadia Locke
E Sciences, Inc.
224 Southeast 9th Street
Fort Lauderdale, Florida 33316

May 11, 2018

CERTIFICATION PAGE

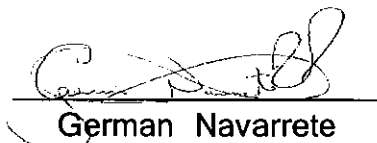
Interior and Exterior Lead-Based Paint Inspection

Pompano Beach Elks Lodge
700 Northeast 10th Street
Pompano Beach, Florida 33060

AirQuest Project #13783
E Sciences, Inc. Prime Project Job No.: 2-0965-014

Prepared For:
Ms. Nadia Locke
E Sciences, Inc.
224 Northeast 10th Street
Fort Lauderdale, Florida 33316

Prepared By:
AirQuest Environmental, Inc.
6851 Southwest 45th Street
Fort Lauderdale, Florida 33314



German Navarrete

Lead Inspector #FLI-I158725-1

May 11, 2018

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<u>1 EXECUTIVE SUMMARY</u>	<u>1</u>
<u>2 INTRODUCTION AND SITE DESCRIPTION</u>	<u>2</u>
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<u>4 RESULTS</u>	<u>4</u>
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TABLES

Table 1- Facility Description	2
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APPENDICES

Appendix I – Certifications

Appendix II – Performance Characteristic Sheet

Appendix III – XRF Table

Appendix IV – Photographs

1 EXECUTIVE SUMMARY

AirQuest Environmental, Inc. ("AirQuest") performed a lead-based paint (LBP) inspection to identify building component surfaces coated with LBP and their general locations on the interior and exterior of Pompano Beach Elks Lodge, located at 700 Northeast 10th Street, Pompano Beach, Florida 33060 ("the site"). The inspection was performed on May 4, 2018, by AirQuest Project Manager, Mr. German Navarrete, a US Environmental Protection Agency (EPA) certified LBP inspector.

The inspection was conducted to determine the presence of LBP on building components within accessible areas of the interior and exterior of the building.

The LBP inspection was conducted using an x-ray fluorescence (XRF) instrument. The US EPA defines LBP as any paint containing more than 1.0 milligrams per square centimeter (mg/cm²) lead as indicated on the XRF.

Based on the results of this LBP inspection, XRF readings above the current US EPA regulatory limit of 1.0 mg/ cm² were recorded and identified as LBP on the southeast interior door trim and jamb in the banquet manager's office, and on the interior metal door jamb of the vault.

Should the structure be de-commissioned or demolished, LBP abatement should be considered beforehand. The abatement must be conducted by a Florida Licensed Lead Abatement Contractor.

2 INTRODUCTION AND SITE DESCRIPTION

AirQuest Environmental, Inc. ("AirQuest") performed a lead-based paint (LBP) inspection to identify building component surfaces coated with LBP and their general locations on the interior and exterior of Pompano Beach Elks Lodge, located at 700 Northeast 10th Street, Pompano Beach, Florida 33060 ("the site"). The inspection was performed on May 4, 2018, by AirQuest Project Manager, Mr. German Navarrete, a US Environmental Protection Agency (EPA) certified LBP inspector (see Appendix I).

The inspection was conducted to determine the presence of LBP on building components within accessible areas of the interior and exterior of the building.

The report was prepared in general accordance with "*Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing*" 2012 revision published by the US Department of Housing and Urban Development (HUD).

A summary of the building materials associated with the facility investigated is presented below in Table 1.

Table 1 - Facility Description

Each of the following building components was tested if paint was present.

Facility Type:	Commercial Building
Date of Construction:	1982
Number of Floors:	1
Gutters:	Metal
Exterior Walls:	Concrete
Doors:	Metal & Wood
Window Trim:	Wood & Metal
Ceilings:	Concrete
Interior Walls:	Concrete, Plaster, Drywall System, & Wood Panels
Baseboards:	Wood
Chair Rails:	Wood

3 SURVEY PROCEDURES

According to the EPA and HUD, all painted surfaces or components located in or on buildings constructed prior to 1978, are suspected to contain LBP. This assumption can be rebutted if a survey of each suspect painted surface or component has been conducted, and a minimum of one sample of each has been collected and proven not to contain LBP in quantities of greater than 0.5 percent by Flame Atomic Absorption Spectrometry (AAS) laboratory analysis or 1.0 milligrams per square centimeter (mg/cm^2) by a direct reading X-Ray Fluorescence (XRF) testing device. In addition, EPA regulations require that LBP be abated prior to undertaking any type of renovations which could potentially disturb these materials.

The LBP inspection was performed by observing and sampling accessible painted surfaces on the interior and exterior of the buildings as per the survey methodology established by HUD. The inspector assigned A, B, C or D to the walls based on main entrance side as A, then rotating clockwise. A different visible color does not by itself result in a separate testing combination.

Testing of the samples was performed using the XRF Niton XLp 300A Analyzer (Serial #95969). The XRF is a screening instrument currently recommended by HUD for analysis of lead levels in paint. The exact number of testing locations per area may vary depending on existing conditions. The XRF instrument exposes the painted surface to gamma radiation, causing the irradiated substance to emit a spectrum of characteristic frequencies. The frequencies which are characteristic of lead are singled out and measured by the instrument and converted into a number representing the amount of lead in the paint per unit area. At least three (3) calibration check readings were performed prior to the inspection. Additional calibration check readings were made every four (4) hours or after the inspection work was completed for the day, or according to the manufacturer's instructions, whichever was the most frequent. Calibration checks were performed before the instrument is turned off and again after it has warmed up.

The performance characteristic sheet is included in Appendix II.

4 RESULTS

The results of the LBP inspection are presented in Appendix III. The LBP inspection was performed utilizing the XRF instrument in the LBP inspection mode. The XRF sample results are reported in mg/cm².

The US EPA defines LBP as any paint containing more than 1.0 mg/cm² lead as indicated on the XRF.

Based on the results of this LBP inspection, XRF readings above the current US EPA regulatory limit of 1.0 mg/cm² were recorded and identified as LBP on the southeast interior door trim and jamb in the banquet manager's office, and on the interior metal door jamb of the vault.

Representative photographs are included in Appendix IV.

5 CONCLUSIONS AND RECOMMENDATIONS

Based on the results of this LBP inspection, XRF readings above the current US EPA regulatory limit of 1.0 mg/ cm² were recorded and identified as LBP on the southeast interior door trim and jamb in the banquet manager's office, and on the interior metal door jamb of the vault.

Should the structure be de-commissioned or demolished, LBP abatement should be considered beforehand. The abatement must be conducted by a Florida Licensed Lead Abatement Contractor.

Occupational Safety and Health Administration (OSHA) Information for Contractors

Under the present OSHA lead construction standard, all identified lead-containing materials affected by construction activities falls under the requirements of 29 CFR 1926. There are no current government guidelines defining a LBP or lead concentration that creates a hazardous atmosphere when disturbed. Based on current OSHA guidelines, for those employees who will be disturbing lead-containing paint (LCP), their employer must make an initial determination by monitoring employee exposure if any employee is exposed to lead at or above 30 micrograms per cubic meter for an eight-hour time weighted average (30 µg/m³ 8-hour time weighted average). The employer must implement OSHA prescribed protective measures until they can demonstrate that the employee exposure is not in excess of the action level.

In general, relatively low levels of lead were detected in the various coated surfaces surveyed. Depending on the degree and type of disturbance of these surfaces (i.e. sanding, cutting, or demolishing), employers may be required to implement varying degrees of OSHA prescribed protective measures. These protective measures must be maintained until it can be demonstrated that employee exposures do not exceed the action level. The employer should also implement and maintain a written compliance program detailing the protective measures they will utilize to control lead exposure during renovation activities.

Disposal Considerations

Lead containing materials may be subject to disposal restrictions. Prior to disposal, the contractor should characterize all wastes by the Toxicity Characterization Leaching Procedure (TCLP) EPA SW-846 Method 1311, so that they are properly disposed in accordance with all local, state and federal regulations.

6 LIMITATIONS

Due to the inaccessibility of some building elements, it is conceivable that all potential LBP may not have been located and identified. The investigations and methodology reflect our best efforts based upon the prevailing standard of care in the environmental industry.

Appendix I Certifications

United States Environmental Protection Agency

This is to certify that

German Nicholas Navarrete



has fulfilled the requirements of the Toxic Substances Control Act (TSCA) Section 402, and has received certification to conduct lead-based paint activities pursuant to 40 CFR Part 745.226 as:

Inspector

In the Jurisdiction of:

Florida

This certification is valid from the date of issuance and expires November 24, 2018

FL-I-1158725-1

Certification #

November 10, 2015

Issued On



Adrienne Prisela, Manager, Toxics Office
Land Division

Appendix II

Performance Characteristic Sheet

Performance Characteristic Sheet

EFFECTIVE DATE: September 24, 2004

EDITION NO.: 1

MANUFACTURER AND MODEL:

Make: Niton LLC

Tested Model: XLp 300

Source: ^{109}Cd

Note: This PCS is also applicable to the equivalent model variations indicated below, for the Lead-in-Paint K+L variable reading time mode, in the XLi and XLp series:

XLi 300A, XLi 301A, XLi 302A and XLi 303A.

XLp 300A, XLp 301A, XLp 302A and XLp 303A.

XLi 700A, XLi 701A, XLi 702A and XLi 703A.

XLp 700A, XLp 701A, XLp 702A, and XLp 703A.

Note: The XLi and XLp versions refer to the shape of the handle part of the instrument. The differences in the model numbers reflect other modes available, in addition to Lead-in-Paint modes. The manufacturer states that specifications for these instruments are identical for the source, detector, and detector electronics relative to the Lead-in-Paint mode.

FIELD OPERATION GUIDANCE

OPERATING PARAMETERS:

Lead-in-Paint K+L variable reading time mode.

XRF CALIBRATION CHECK LIMITS:

0.8 to 1.2 mg/cm² (inclusive)

The calibration of the XRF instrument should be checked using the paint film nearest 1.0 mg/cm² in the NIST Standard Reference Material (SRM) used (e.g., for NIST SRM 2579, use the 1.02 mg/cm² film).

If readings are outside the acceptable calibration check range, follow the manufacturer's instructions to bring the instruments into control before XRF testing proceeds.

SUBSTRATE CORRECTION:

For XRF results using Lead-in-Paint K+L variable reading time mode, substrate correction is not needed for:

Brick, Concrete, Drywall, Metal, Plaster, and Wood

INCONCLUSIVE RANGE OR THRESHOLD:

K+L MODE READING DESCRIPTION	SUBSTRATE	THRESHOLD (mg/cm ²)
Results not corrected for substrate bias on any substrate	Brick	1.0
	Concrete	1.0
	Drywall	1.0
	Metal	1.0
	Plaster	1.0
	Wood	1.0

BACKGROUND INFORMATION

EVALUATION DATA SOURCE AND DATE:

This sheet is supplemental information to be used in conjunction with Chapter 7 of the HUD *Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing* ("HUD Guidelines"). Performance parameters shown on this sheet are calculated from the EPA/HUD evaluation using archived building components. Testing was conducted in August 2004 on 133 testing combinations. The instruments that were used to perform the testing had new sources; one instrument's was installed in November 2003 with 40 mCi initial strength, and the other's was installed June 2004 with 40 mCi initial strength.

OPERATING PARAMETERS:

Performance parameters shown in this sheet are applicable only when properly operating the instrument using the manufacturer's instructions and procedures described in Chapter 7 of the HUD Guidelines.

SUBSTRATE CORRECTION VALUE COMPUTATION:

Substrate correction is not needed for brick, concrete, drywall, metal, plaster or wood when using Lead-in-Paint K+L variable reading time mode, the normal operating mode for these instruments. If substrate correction is desired, refer to Chapter 7 of the HUD Guidelines for guidance on correcting XRF results for substrate bias.

EVALUATING THE QUALITY OF XRF TESTING:

Randomly select ten testing combinations for retesting from each house or from two randomly selected units in multifamily housing. Use the K+L variable time mode readings.

Conduct XRF retesting at the ten testing combinations selected for retesting.

Determine if the XRF testing in the units or house passed or failed the test by applying the steps below.

Compute the Retest Tolerance Limit by the following steps:

Determine XRF results for the original and retest XRF readings. Do not correct the original or retest results for substrate bias. In single-family housing a result is defined as the average of three readings. In multifamily housing, a result is a single reading. Therefore, there will be ten original and ten retest XRF results for each house or for the two selected units.

Calculate the average of the original XRF result and retest XRF result for each testing combination.

Square the average for each testing combination.

Add the ten squared averages together. Call this quantity C.

Multiply the number C by 0.0072. Call this quantity D.

Add the number 0.032 to D. Call this quantity E.

Take the square root of E. Call this quantity F.

Multiply F by 1.645. The result is the Retest Tolerance Limit.

Compute the average of all ten original XRF results.

Compute the average of all ten re-test XRF results.

Find the absolute difference of the two averages.

Niton XLp 300, 9/24/2004, ed. 1

If the difference is less than the Retest Tolerance Limit, the inspection has passed the retest. If the difference of the overall averages equals or exceeds the Retest Tolerance Limit, this procedure should be repeated with ten new testing combinations. If the difference of the overall averages is equal to or greater than the Retest Tolerance Limit a second time, then the inspection should be considered deficient.

Use of this procedure is estimated to produce a spurious result approximately 1% of the time. That is, results of this procedure will call for further examination when no examination is warranted in approximately 1 out of 100 dwelling units tested.

TESTING TIMES:

For the Lead-in-Paint K+L variable reading time mode, the instrument continues to read until it is moved away from the testing surface, terminated by the user, or the instrument software indicates the reading is complete. The following table provides testing time information for this testing mode. The times have been adjusted for source decay, normalized to the initial source strengths as noted above. Source strength and type of substrate will affect actual testing times. At the time of testing, the instruments had source strengths of 26.6 and 36.6 mCi.

Testing Times Using K+L Reading Mode (Seconds)						
	All Data			Median for laboratory-measured lead levels (mg/cm ²)		
Substrate	25 th Percentile	Median	75 th Percentile	Pb < 0.25	0.25 ≤ Pb < 1.0	1.0 ≤ Pb
Wood Drywall	4	11	19	11	15	11
Metal	4	12	18	9	12	14
Brick Concrete Plaster	8	16	22	15	18	16

CLASSIFICATION RESULTS:

XRF results are classified as positive if they are greater than or equal to the threshold, and negative if they are less than the threshold.

DOCUMENTATION:

A document titled *Methodology for XRF Performance Characteristic Sheets* provides an explanation of the statistical methodology used to construct the data in the sheets, and provides empirical results from using the recommended inconclusive ranges or thresholds for specific XRF instruments. For a copy of this document call the National Lead Information Center Clearinghouse at 1-800-424-LEAD.

This XRF Performance Characteristic Sheet was developed by the Midwest Research Institute (MRI) and QuanTech, Inc., under a contract between MRI and the XRF manufacturer. HUD has determined that the information provided here is acceptable when used as guidance in conjunction with Chapter 7, Lead-Based Paint Inspection, of HUD's *Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing*.

Appendix III

XRF Table

LBP Inspection Conducted on May 4, 2018, in the LBP Inspection Mode

Reading No.	Time	Structure	Component	Color	Substrate	Wall	Location	Condition	Results	Pb (mg/cm ²)
1	5/4/2018 8:19						Shutter Cal			2.51
2	5/4/2018 8:21						Calibration		Positive	1.10
3	5/4/2018 8:22						Calibration		Positive	1.10
4	5/4/2018 8:22						Calibration		Positive	1.20
5	5/4/2018 8:28	Door	Trim	Pink	Wood	A	Lobby	Good	Negative	0.00
6	5/4/2018 8:28	Door	Jamb	Pink	Wood	A	Lobby	Good	Negative	0.00
7	5/4/2018 8:28	Door	Slab	Brown	Wood	A	Lobby	Good	Negative	0.00
8	5/4/2018 8:29	Door	Slab	Varnish	Wood	D	Lobby	Good	Negative	0.00
9	5/4/2018 8:29	Door	Slab	Pink	Wood	D	Lobby	Good	Negative	0.00
10	5/4/2018 8:30	Door	Jamb	Pink	Wood	D	Lobby	Good	Negative	0.00
11	5/4/2018 8:30	Door	Jamb	Pink	Wood	D	Lobby	Good	Negative	0.00
12	5/4/2018 8:30	Door	Trim	Pink	Wood	D	Lobby	Good	Negative	0.00
13	5/4/2018 8:30	Door	Trim	Pink	Wood	D	Lobby	Good	Negative	0.00
14	5/4/2018 8:31	Door	Trim	Pink	Wood	D	Lobby	Good	Negative	0.00
15	5/4/2018 8:34	Door	Jamb	Pink	Wood	D	Lobby	Good	Negative	0.00
16	5/4/2018 8:34	Door	Slab	Varnish	Wood	D	Lobby	Good	Negative	0.00
17	5/4/2018 8:35	Door	Slab	Varnish	Wood	C	Lobby	Good	Negative	0.00
18	5/4/2018 8:35	Door	Trim	Pink	Wood	C	Lobby	Good	Negative	0.00
19	5/4/2018 8:36	Door	Jamb	Beige	Wood	C	Lobby	Good	Negative	0.00
20	5/4/2018 8:36	Door	Jamb	Beige	Wood	A	Lobby	Good	Negative	0.00
21	5/4/2018 8:39	Door	Trim	Beige	Wood	A	Lobby	Good	Negative	0.00
22	5/4/2018 8:40	Door	Slab	Varnish	Wood	A	Lobby	Good	Negative	0.00
23	5/4/2018 8:42	Baseboard		Pink	Wood	D	Lobby	Good	Negative	0.00
24	5/4/2018 8:43	Wall		Beige	Concrete	D	Lobby	Good	Negative	0.00
25	5/4/2018 8:43	Wall		Beige	Concrete	B	Lobby	Good	Negative	0.00
26	5/4/2018 8:49	Wall		Beige	Plaster	B	Banquet Mgr NE	Good	Negative	0.00
27	5/4/2018 8:49	Wall		Beige	Plaster	C	Banquet Mgr NE	Good	Negative	0.00
28	5/4/2018 8:50	Wall		Beige	Plaster	C	Banquet Mgr NE	Good	Negative	0.00
29	5/4/2018 8:50	Wall		Beige	Plaster	D	Banquet Mgr NE	Good	Negative	0.00
30	5/4/2018 8:51	Baseboard		Beige	Wood	B	Banquet Mgr NE	Good	Negative	0.00
31	5/4/2018 8:51	Door	Slab	Varnish	Wood	B	Banquet Mgr NE	Good	Negative	0.00
32	5/4/2018 8:52	Door	Jamb	Beige	Wood	B	Banquet Mgr NE	Good	Negative	0.00
33	5/4/2018 8:52	Door	Trim	Beige	Wood	B	Banquet Mgr NE	Good	Negative	0.00

LBP Inspection Conducted on May 4, 2018, in the LBP Inspection Mode

Reading No.	Time	Structure	Component	Color	Substrate	Wall	Location	Condition	Results	Pb (mg/cm ²)
34	5/4/2018 9:15	Door	Trim	Beige	Wood	D	Banquet Mgr NE	Good	Negative	0.00
35	5/4/2018 9:15	Door	Jamb	Beige	Wood	D	Banquet Mgr NE	Good	Negative	0.00
36	5/4/2018 9:16	Door	Slab	Beige	Wood	D	Banquet Mgr NE	Good	Negative	0.00
37	5/4/2018 9:16	Window	Trim	Beige	Wood	A	Banquet Mgr NE	Good	Negative	0.00
38	5/4/2018 9:17	Door	Trim	Beige	Wood	B	Banquet Mgr NW	Good	Negative	0.00
39	5/4/2018 9:17	Door	Trim	Beige	Wood	C	Banquet Mgr NW	Good	Negative	0.00
40	5/4/2018 9:17	Door	Trim	Beige	Wood	D	Banquet Mgr NW	Good	Negative	0.01
41	5/4/2018 9:18	Door	Jamb	Beige	Wood	D	Banquet Mgr NW	Good	Negative	0.00
42	5/4/2018 9:18	Door	Jamb	Beige	Wood	D	Banquet Mgr NW	Good	Negative	0.00
43	5/4/2018 9:18	Door	Jamb	Beige	Wood	D	Banquet Mgr NW	Good	Negative	0.00
44	5/4/2018 9:18	Door	Slab	Beige	Wood	D	Banquet Mgr NW	Good	Negative	0.00
45	5/4/2018 9:19	Door	Slab	Beige	Wood	B	Banquet Mgr NW	Good	Negative	0.00
46	5/4/2018 9:19	Baseboard		Beige	Wood	B	Banquet Mgr NW	Good	Negative	0.00
47	5/4/2018 9:20	Baseboard		Beige	Wood	B	Banquet Mgr Closet	Good	Negative	0.00
48	5/4/2018 9:20	Door	Jamb	Beige	Wood	B	Banquet Mgr Closet	Good	Negative	0.00
49	5/4/2018 9:21	Door	Trim	Beige	Wood	B	Banquet Mgr Closet	Good	Negative	0.00
50	5/4/2018 9:21	Door	Trim	White	Wood	B	Banquet Mgr Closet	Good	Negative	0.00
51	5/4/2018 9:22	Door	Trim	Beige	Wood	B	Banquet Mgr SE	Good	Negative	0.00
52	5/4/2018 9:22	Door	Jamb	Beige	Wood	B	Banquet Mgr SE	Good	Negative	0.00
53	5/4/2018 9:22	Door	Slab	Beige	Wood	B	Banquet Mgr SE	Good	Negative	0.00
54	5/4/2018 9:23	Door	Jamb	Beige	Wood	D	Banquet Mgr SE	Good	Negative	0.00
55	5/4/2018 9:24	Door	Trim	Beige	Wood	D	Banquet Mgr SE	Good	Negative	0.00
56	5/4/2018 9:24	Window	Trim	Beige	Wood	D	Banquet Mgr SE	Good	Negative	0.00
57	5/4/2018 9:25	Baseboard		Beige	Wood	D	Banquet Mgr SE	Good	Negative	0.00
58	5/4/2018 9:25	Wall		Beige	Plaster	A	Banquet Mgr SE	Good	Negative	0.00
59	5/4/2018 9:26	Wall		Beige	Plaster	B	Banquet Mgr SE	Good	Negative	0.00
60	5/4/2018 9:26	Wall		Beige	Plaster	C	Banquet Mgr SE	Good	Negative	0.00
61	5/4/2018 9:26	Wall		Beige	Plaster	D	Banquet Mgr SE	Good	Negative	0.00
62	5/4/2018 9:27	Door	Trim	Beige	Wood	A	Banquet Mgr SE	Good	Negative	0.00
63	5/4/2018 9:27	Door	Trim	Beige	Wood	B	Banquet Mgr SE	Good	Negative	0.00
64	5/4/2018 9:27	Door	Trim	Beige	Wood	C	Banquet Mgr SE	Good	Negative	0.00
65	5/4/2018 9:27	Door	Jamb	Beige	Wood	C	Banquet Mgr SE	Good	Negative	0.00
66	5/4/2018 9:28	Door	Jamb	Beige	Wood	B	Banquet Mgr SE	Good	Negative	0.00

LBP Inspection Conducted on May 4, 2018, in the LBP Inspection Mode

Reading No.	Time	Structure	Component	Color	Substrate	Wall	Location	Condition	Results	Pb (mg/cm ²)
67	5/4/2018 9:28	Door	Jamb	Beige	Wood	A	Banquet Mgr SE	Good	Negative	0.00
68	5/4/2018 9:28	Door	Slab	Beige	Wood	C	Banquet Mgr SE	Good	Negative	0.00
69	5/4/2018 9:29	Door	Slab	Beige	Metal	D	Banquet Mgr SE	Good	Negative	0.22
70	5/4/2018 9:29	Door	Trim	Beige	Metal	D	Banquet Mgr SE	Good	Positive	1.20
71	5/4/2018 9:30	Door	Jamb	White	Metal	D	Banquet Mgr SE	Good	Positive	8.70
72	5/4/2018 9:31	Door	Jamb	White	Metal	B	Vault	Good	Positive	9.90
73	5/4/2018 9:31	Door	Slab	Gray	Metal	B	Vault	Good	Negative	0.40
74	5/4/2018 9:32	Door	Trim	Beige	Metal	B	Vault	Good	Negative	0.70
75	5/4/2018 9:33	Ceiling		White	Concrete		Vault	Good	Negative	0.00
76	5/4/2018 9:35	Wall		White	Concrete	A	Vault	Good	Null	0.00
77	5/4/2018 9:35	Wall		White	Concrete	A	Vault	Good	Negative	0.00
78	5/4/2018 9:36	Wall		White	Concrete	B	Vault	Good	Negative	0.00
79	5/4/2018 9:37	Wall		White	Concrete	C	Vault	Good	Negative	0.00
80	5/4/2018 9:37	Wall		White	Concrete	D	Vault	Good	Negative	0.00
81	5/4/2018 9:57	Baseboard		Beige	Wood	A	Lodge Secretary E	Good	Negative	0.00
82	5/4/2018 9:58	Door	Trim	Beige	Wood	A	Lodge Secretary E	Good	Negative	0.00
83	5/4/2018 9:59	Door	Trim	Beige	Wood	D	Lodge Secretary E	Good	Negative	0.00
84	5/4/2018 10:00	Door	Trim	Beige	Wood	B	Lodge Secretary E	Good	Negative	0.00
85	5/4/2018 10:00	Door	Jamb	Beige	Wood	B	Lodge Secretary E	Good	Negative	0.00
86	5/4/2018 10:00	Door	Jamb	Beige	Wood	D	Lodge Secretary E	Good	Negative	0.00
87	5/4/2018 10:00	Door	Jamb	Beige	Wood	A	Lodge Secretary E	Good	Negative	0.00
88	5/4/2018 10:01	Door	Slab	Beige	Wood	A	Lodge Secretary E	Good	Negative	0.00
89	5/4/2018 10:01	Door	Slab	Varnish	Wood	B	Lodge Secretary W	Good	Negative	0.00
90	5/4/2018 10:02	Door	Slab	Beige	Wood	C	Lodge Secretary W	Good	Negative	0.00
91	5/4/2018 10:02	Door	Jamb	Beige	Wood	C	Lodge Secretary W	Good	Negative	0.00
92	5/4/2018 10:03	Door	Jamb	Beige	Wood	B	Lodge Secretary W	Good	Negative	0.00
93	5/4/2018 10:03	Door	Trim	Beige	Wood	B	Lodge Secretary W	Good	Negative	0.00
94	5/4/2018 10:03	Door	Trim	Beige	Wood	C	Lodge Secretary W	Good	Negative	0.00
95	5/4/2018 10:03	Baseboard		Beige	Wood	C	Lodge Secretary W	Good	Negative	0.00
96	5/4/2018 10:04	Baseboard		Beige	Wood	C	Corridor	Good	Negative	0.00
97	5/4/2018 10:04	Chair Rail		Beige	Wood	C	Corridor	Good	Negative	0.00
98	5/4/2018 10:04	Baseboard		White	Wood	B	Corridor	Good	Negative	0.00
99	5/4/2018 10:05	Double Door	Slab	Varnish	Wood	A	Corridor	Good	Negative	0.00

LBP Inspection Conducted on May 4, 2018, in the LBP Inspection Mode

Reading No.	Time	Structure	Component	Color	Substrate	Wall	Location	Condition	Results	Pb (mg/cm ²)
100	5/4/2018 10:06	Double Door	Slab	Varnish	Wood	D	Corridor	Good	Negative	0.00
101	5/4/2018 10:06	Double Door	Slab	Varnish	Wood	A	Corridor	Good	Negative	0.00
102	5/4/2018 10:07	Double Door	Trim	Beige	Wood	D	Corridor	Good	Negative	0.00
103	5/4/2018 10:07	Double Door	Jamb	Beige	Wood	D	Corridor	Good	Negative	0.00
104	5/4/2018 10:07	Double Door	Jamb	Beige	Wood	A	Corridor	Good	Negative	0.00
105	5/4/2018 10:07	Double Door	Trim	Beige	Wood	A	Corridor	Good	Negative	0.00
106	5/4/2018 10:08	Double Door	Trim	Beige	Wood	A	Corridor	Good	Negative	0.00
107	5/4/2018 10:08	Double Door	Jamb	Beige	Wood	A	Corridor	Good	Negative	0.00
108	5/4/2018 10:08	Double Door	Slab	Beige	Wood	A	Corridor	Good	Negative	0.00
109	5/4/2018 10:09	Double Door	Jamb	Beige	Wood	A	Corridor	Good	Negative	0.00
110	5/4/2018 10:09	Double Door	Trim	Beige	Wood	A	Corridor	Good	Negative	0.00
111	5/4/2018 10:09	Double Door	Slab	Beige	Wood	C	Corridor	Good	Negative	0.03
112	5/4/2018 10:10	Double Door	Trim	Beige	Metal	C	Corridor	Good	Negative	0.00
113	5/4/2018 10:10	Double Door	Trim	Beige	Metal	C	Corridor	Good	Negative	0.00
114	5/4/2018 10:10	Double Door	Slab	Beige	Wood	C	Corridor	Good	Negative	0.00
115	5/4/2018 10:11	Double Door	Slab	Beige	Metal	C	Corridor	Good	Negative	0.00
116	5/4/2018 10:11	Double Door	Trim	Beige	Metal	C	Corridor	Good	Negative	0.00
117	5/4/2018 10:12	Door	Trim	Beige	Metal	C	Corridor	Good	Negative	0.00
118	5/4/2018 10:12	Door	Slab	Beige	Metal	C	Corridor	Good	Negative	0.00
119	5/4/2018 10:12	Door	Slab	Varnish	Wood	C	Corridor	Good	Negative	0.00
120	5/4/2018 10:13	Door	Jamb	Beige	Wood	C	Corridor	Good	Negative	0.00
121	5/4/2018 10:13	Door	Trim	Beige	Wood	C	Corridor	Good	Negative	0.00
122	5/4/2018 10:13	Door	Trim	Beige	Wood	A	Corridor	Good	Negative	0.00
123	5/4/2018 10:13	Door	Jamb	Beige	Wood	A	Corridor	Good	Negative	0.00
124	5/4/2018 10:14	Door	Slab	Beige	Wood	A	Corridor	Good	Negative	0.00
125	5/4/2018 10:14	Door	Slab	Beige	Wood	A	Corridor	Good	Negative	0.00
126	5/4/2018 10:14	Door	Jamb	Beige	Wood	A	Corridor	Good	Negative	0.00
127	5/4/2018 10:15	Door	Trim	Beige	Wood	A	Corridor	Good	Negative	0.00
128	5/4/2018 10:18	Door	Trim	Beige	Wood	A	Corridor	Good	Negative	0.00
129	5/4/2018 10:18	Door	Trim	Beige	Wood	D	Corridor	Good	Negative	0.00
130	5/4/2018 10:19	Door	Jamb	Beige	Wood	D	Corridor	Good	Negative	0.00
131	5/4/2018 10:19	Door	Jamb	Beige	Wood	A	Corridor	Good	Negative	0.00
132	5/4/2018 10:19	Door	Slab	Varnish	Wood	A	Corridor	Good	Negative	0.00

LBP Inspection Conducted on May 4, 2018, in the LBP Inspection Mode

Reading No.	Time	Structure	Component	Color	Substrate	Wall	Location	Condition	Results	Pb (mg/cm ²)
133	5/4/2018 10:19	Door	Slab	Varnish	Wood	D	Corridor	Good	Negative	0.00
134	5/4/2018 10:20	Wall		Beige	Drywall	A	Corridor	Good	Negative	0.00
135	5/4/2018 10:20	Wall		Beige	Drywall	A	Corridor	Good	Negative	0.00
136	5/4/2018 10:21	Wall		Beige	Drywall	A	Corridor	Good	Negative	0.00
137	5/4/2018 10:21	Wall		Beige	Drywall	A	Corridor	Good	Negative	0.00
138	5/4/2018 10:21	Wall		Beige	Drywall	B	Corridor	Good	Negative	0.00
139	5/4/2018 10:22	Wall		Beige	Drywall	C	Corridor	Good	Negative	0.00
140	5/4/2018 10:22	Wall		Beige	Drywall	C	Corridor	Good	Negative	0.00
141	5/4/2018 10:22	Wall		Beige	Drywall	C	Corridor	Good	Negative	0.00
142	5/4/2018 10:22	Wall		Beige	Drywall	C	Corridor	Good	Negative	0.00
143	5/4/2018 10:23	Wall		Beige	Drywall	C	Corridor	Good	Negative	0.00
144	5/4/2018 10:23	Wall		Beige	Drywall	D	Corridor	Good	Negative	0.00
145	5/4/2018 10:26	Wall		Beige	Drywall	A	Men RR West	Good	Negative	0.00
146	5/4/2018 10:26	Wall		Beige	Drywall	D	Men RR West	Good	Negative	0.00
147	5/4/2018 10:26	Wall		Beige	Drywall	C	Men RR West	Good	Negative	0.01
148	5/4/2018 10:27	Wall		Beige	Drywall	B	Men RR West	Good	Negative	0.00
149	5/4/2018 10:27	Door	Trim	Beige	Wood	B	Men RR West	Good	Negative	0.00
150	5/4/2018 10:27	Door	Jamb	Beige	Wood	B	Men RR West	Good	Negative	0.00
151	5/4/2018 10:28	Door	Jamb	Beige	Wood	B	Men RR West	Good	Negative	0.00
152	5/4/2018 10:28	Door	Trim	Beige	Wood	B	Men RR West	Good	Negative	0.00
153	5/4/2018 10:28	Door	Slab	Varnish	Wood	B	Men RR West	Good	Negative	0.00
154	5/4/2018 10:28	Door	Slab	Varnish	Wood	B	Men RR West	Good	Negative	0.00
155	5/4/2018 10:29	Door	Slab	Varnish	Wood	C	Women West RR	Good	Negative	0.00
156	5/4/2018 10:30	Door	Slab	Varnish	Wood	C	Women West RR	Good	Negative	0.00
157	5/4/2018 10:30	Door	Jamb	Beige	Wood	C	Women West RR	Good	Negative	0.00
158	5/4/2018 10:30	Door	Jamb	Beige	Wood	C	Women West RR	Good	Negative	0.00
159	5/4/2018 10:31	Door	Jamb	Beige	Wood	D	Women West RR	Good	Negative	0.00
160	5/4/2018 10:31	Door	Trim	Beige	Wood	D	Women West RR	Good	Negative	0.00
161	5/4/2018 10:31	Door	Trim	Beige	Wood	C	Women West RR	Good	Negative	0.00
162	5/4/2018 10:32	Door	Trim	Beige	Wood	C	Women West RR	Good	Negative	0.00
163	5/4/2018 10:32	Door	Slab	Beige	Wood	D	Women West RR	Good	Negative	0.00
164	5/4/2018 10:32	Wall		Beige	Drywall	A	Women West RR	Good	Negative	0.00
165	5/4/2018 10:32	Wall		Beige	Drywall	B	Women West RR	Good	Negative	0.00

LBP Inspection Conducted on May 4, 2018, in the LBP Inspection Mode

Reading No.	Time	Structure	Component	Color	Substrate	Wall	Location	Condition	Results	Pb (mg/cm ²)
166	5/4/2018 10:33	Wall		Beige	Drywall	C	Women West RR	Good	Negative	0.00
167	5/4/2018 10:33	Wall		Beige	Drywall	D	Women West RR	Good	Negative	0.00
168	5/4/2018 10:36	Wall		Beige	Drywall	D	Conference Room	Good	Negative	0.00
169	5/4/2018 10:36	Wall		Beige	Drywall	A	Conference Room	Good	Negative	0.00
170	5/4/2018 10:37	Wall		Beige	Drywall	B	Conference Room	Good	Negative	0.00
171	5/4/2018 10:37	Wall		Beige	Drywall	C	Conference Room	Good	Negative	0.00
172	5/4/2018 10:37	Baseboard		Beige	Wood	C	Conference Room	Good	Negative	0.00
173	5/4/2018 10:37	Chair Rail		Beige	Wood	C	Conference Room	Good	Negative	0.00
174	5/4/2018 10:38	Double Door	Trim	Beige	Wood	C	Conference Room	Good	Negative	0.00
175	5/4/2018 10:38	Double Door	Jamb	Beige	Wood	C	Conference Room	Good	Negative	0.00
176	5/4/2018 10:38	Double Door	Slab	Beige	Wood	C	Conference Room	Good	Negative	0.00
177	5/4/2018 10:39	Door	Slab	Beige	Wood	C	Conference Room	Good	Negative	0.00
178	5/4/2018 10:39	Door	Trim	Beige	Wood	C	Conference Room	Good	Negative	0.00
179	5/4/2018 10:39	Door	Jamb	Beige	Wood	C	Conference Room	Good	Negative	0.00
180	5/4/2018 10:40	Door	Jamb	Beige	Wood	A	Conference Room	Good	Negative	0.00
181	5/4/2018 10:40	Door	Slab	Beige	Metal	A	Conference Room	Good	Negative	0.00
182	5/4/2018 10:40	Door	Trim	Beige	Metal	A	Conference Room	Good	Negative	0.00
183	5/4/2018 10:41	Window	Trim	Beige	Metal	A	Conference Room	Good	Negative	0.00
184	5/4/2018 10:41	Window	Trim	Beige	Metal	A	Conference Room	Good	Negative	0.00
185	5/4/2018 10:44						Calibration		Positive	1.10
186	5/4/2018 10:44						Calibration		Positive	1.10
187	5/4/2018 10:45						Calibration		Negative	0.90
188	5/4/2018 11:42						Shutter Cal			2.31
189	5/4/2018 11:44						Calibration		Positive	1.10
190	5/4/2018 11:45						Calibration		Positive	1.10
191	5/4/2018 11:46						Calibration		Positive	1.10
192	5/4/2018 11:49	Wall		Beige	Drywall	A	Ballroom		Negative	0.00
193	5/4/2018 11:49	Wall		Beige	Drywall	A	Ballroom		Negative	0.00
194	5/4/2018 11:49	Wall		Beige	Drywall	A	Ballroom		Negative	0.00
195	5/4/2018 11:50	Wall		Beige	Drywall	A	Ballroom		Negative	0.00
196	5/4/2018 11:50	Wall		Beige	Drywall	B	Ballroom		Negative	0.00
197	5/4/2018 11:50	Wall		Beige	Drywall	B	Ballroom		Negative	0.00
198	5/4/2018 11:51	Wall		Beige	Drywall	B	Ballroom		Negative	0.00

LBP Inspection Conducted on May 4, 2018, in the LBP Inspection Mode

Reading No.	Time	Structure	Component	Color	Substrate	Wall	Location	Condition	Results	Pb (mg/cm ²)
199	5/4/2018 11:51	Wall		Beige	Drywall	C	Ballroom		Negative	0.00
200	5/4/2018 11:51	Wall		Beige	Drywall	C	Ballroom		Negative	0.00
201	5/4/2018 11:52	Wall		Beige	Drywall	C	Ballroom		Negative	0.00
202	5/4/2018 11:52	Wall		Beige	Drywall	C	Ballroom		Negative	0.00
203	5/4/2018 11:52	Wall		Beige	Drywall	D	Ballroom		Negative	0.00
204	5/4/2018 11:53	Wall		Beige	Drywall	D	Ballroom		Negative	0.00
205	5/4/2018 11:53	Wall		Beige	Drywall	D	Ballroom		Negative	0.00
206	5/4/2018 11:53	Chair Rail		Beige	Wood	D	Ballroom		Negative	0.00
207	5/4/2018 11:54	Baseboard		Beige	Wood	D	Ballroom		Negative	0.00
208	5/4/2018 11:56	Double Door	Slab	Beige	Metal	D	Ballroom		Negative	0.00
209	5/4/2018 11:56	Double Door	Trim	Beige	Metal	D	Ballroom		Negative	0.00
210	5/4/2018 11:56	Double Door	Trim	Beige	Wood	A	Ballroom		Negative	0.00
211	5/4/2018 11:57	Double Door	Jamb	Beige	Wood	A	Ballroom		Negative	0.00
212	5/4/2018 11:57	Double Door	Slab	Varnish	Wood	A	Ballroom		Negative	0.00
213	5/4/2018 11:57	Double Door	Slab	Beige	Metal	A	Ballroom		Negative	0.00
214	5/4/2018 11:58	Double Door	Trim	Beige	Metal	A	Ballroom		Negative	0.00
215	5/4/2018 11:58	Double Door	Trim	Beige	Wood	A	Ballroom		Negative	0.00
216	5/4/2018 11:58	Double Door	Jamb	Beige	Wood	A	Ballroom		Negative	0.00
217	5/4/2018 11:59	Double Door	Slab	Varnish	Wood	A	Ballroom		Negative	0.00
218	5/4/2018 11:59	Double Door	Slab	Beige	Metal	A	Ballroom		Negative	0.00
219	5/4/2018 11:59	Double Door	Trim	Beige	Metal	A	Ballroom		Negative	0.00
220	5/4/2018 12:00	Double Door	Trim	Beige	Metal	A	Ballroom		Negative	0.00
221	5/4/2018 12:00	Double Door	Slab	Beige	Wood	A	Ballroom		Negative	-0.48
222	5/4/2018 12:01	Door	Slab	Varnish	Wood	A	Ballroom		Negative	0.00
223	5/4/2018 12:01	Door	Slab	Varnish	Wood	A	Ballroom		Negative	0.00
224	5/4/2018 12:01	Door	Jamb	Beige	Wood	A	Ballroom		Negative	0.00
225	5/4/2018 12:01	Door	Trim	Beige	Wood	A	Ballroom		Negative	0.00
226	5/4/2018 12:02	Door	Trim	Beige	Wood	A	Ballroom		Negative	0.00
227	5/4/2018 12:02	Door	Jamb	Beige	Wood	A	Ballroom		Negative	0.00
228	5/4/2018 12:03	Window	Trim	Beige	Wood	A	Ballroom		Negative	0.00
229	5/4/2018 12:03	Window	Trim	Beige	Wood	A	Ballroom		Negative	0.00
230	5/4/2018 12:04	Window	Panel	Beige	Wood	A	Ballroom		Negative	0.00
231	5/4/2018 12:04	Window	Panel	Beige	Wood	A	Ballroom		Negative	0.00

LBP Inspection Conducted on May 4, 2018, in the LBP Inspection Mode

Reading No.	Time	Structure	Component	Color	Substrate	Wall	Location	Condition	Results	Pb (mg/cm ²)
232	5/4/2018 12:04	Window	Panel	Beige	Wood	A	Ballroom		Negative	0.00
233	5/4/2018 12:04	Window	Trim	Beige	Wood	A	Ballroom		Negative	0.00
234	5/4/2018 12:05	Door	Trim	Beige	Wood	D	Ballroom		Negative	0.00
235	5/4/2018 12:05	Door	Jamb	Beige	Wood	D	Ballroom		Negative	0.00
236	5/4/2018 12:05	Door	Slab	Varnish	Wood	D	Ballroom		Negative	0.00
237	5/4/2018 12:05	Door	Slab	Varnish	Wood	B	Ballroom		Negative	0.00
238	5/4/2018 12:06	Door	Jamb	Beige	Wood	B	Ballroom		Negative	0.00
239	5/4/2018 12:06	Door	Trim	Beige	Wood	B	Ballroom		Negative	0.00
240	5/4/2018 12:06	Door	Trim	Beige	Metal	B	Ballroom		Negative	0.00
241	5/4/2018 12:07	Door	Trim	Beige	Metal	B	Ballroom		Negative	0.00
242	5/4/2018 12:07	Door	Trim	Beige	Metal	B	Ballroom		Negative	0.00
243	5/4/2018 12:07	Door	Slab	Beige	Metal	B	Ballroom		Negative	0.00
244	5/4/2018 12:07	Door	Slab	Beige	Metal	B	Ballroom		Null	0.00
245	5/4/2018 12:08	Door	Slab	Beige	Metal	B	Ballroom		Negative	0.00
246	5/4/2018 12:08	Door	Slab	Beige	Wood	B	Ballroom		Negative	0.00
247	5/4/2018 12:08	Door	Slab	Varnish	Wood	C	Ballroom		Negative	0.00
248	5/4/2018 12:09	Door	Slab	Varnish	Wood	C	Ballroom		Negative	0.00
249	5/4/2018 12:09	Door	Slab	Varnish	Wood	C	Ballroom		Negative	0.00
250	5/4/2018 12:09	Door	Slab	Varnish	Wood	C	Ballroom		Negative	0.00
251	5/4/2018 12:10	Door	Trim	Beige	Wood	C	Ballroom		Negative	0.00
252	5/4/2018 12:10	Door	Jamb	Beige	Wood	C	Ballroom		Negative	0.00
253	5/4/2018 12:11	Door	Jamb	Beige	Wood	C	Ballroom		Negative	0.00
254	5/4/2018 12:11	Door	Trim	Beige	Wood	C	Ballroom		Negative	0.00
255	5/4/2018 12:11	Door	Trim	Beige	Wood	C	Ballroom		Negative	0.00
256	5/4/2018 12:11	Door	Jamb	Beige	Wood	C	Ballroom		Negative	0.00
257	5/4/2018 12:12	Door	Jamb	Beige	Wood	C	Ballroom		Negative	0.00
258	5/4/2018 12:12	Door	Trim	Beige	Wood	C	Ballroom		Negative	0.00
259	5/4/2018 12:12	Double Door	Trim	Beige	Wood	C	Ballroom		Negative	0.00
260	5/4/2018 12:12	Double Door	Jamb	Beige	Wood	C	Ballroom		Negative	0.00
261	5/4/2018 12:13	Double Door	Slab	Varnish	Wood	C	Ballroom		Negative	0.00
262	5/4/2018 12:13	Double Door	Slab	Beige	Metal	C	Ballroom		Negative	0.00
263	5/4/2018 12:14	Double Door	Trim	Beige	Metal	C	Ballroom		Negative	0.00
264	5/4/2018 12:14	Double Door	Trim	Beige	Metal	C	Ballroom		Negative	0.00

LBP Inspection Conducted on May 4, 2018, in the LBP Inspection Mode

Reading No.	Time	Structure	Component	Color	Substrate	Wall	Location	Condition	Results	Pb (mg/cm ²)
265	5/4/2018 12:14	Double Door	Slab	Beige	Metal	C	Ballroom		Negative	0.00
266	5/4/2018 12:15	Double Door	Trim	Beige	Wood	C	Ballroom		Negative	0.00
267	5/4/2018 12:15	Double Door	Jamb	Beige	Wood	C	Ballroom		Negative	0.00
268	5/4/2018 12:15	Double Door	Slab	Varnish	Wood	C	Ballroom		Negative	0.00
269	5/4/2018 12:25	Door	Slab	Varnish	Wood	A	Game Room	Good	Negative	0.00
270	5/4/2018 12:27	Door	Slab	Beige	Wood	A	Game Room	Good	Negative	0.00
271	5/4/2018 12:27	Door	Slab	Beige	Wood	B	Game Room	Good	Negative	0.00
272	5/4/2018 12:28	Door	Slab	Beige	Wood	C	Game Room	Good	Negative	0.00
273	5/4/2018 12:28	Door	Jamb	Beige	Wood	C	Game Room	Good	Negative	0.00
274	5/4/2018 12:28	Door	Jamb	Beige	Wood	A	Game Room	Good	Negative	0.00
275	5/4/2018 12:29	Door	Jamb	Beige	Wood	A	Game Room	Good	Negative	0.00
276	5/4/2018 12:30	Door	Jamb	Beige	Wood	B	Game Room	Good	Negative	0.00
277	5/4/2018 12:30	Door	Trim	Beige	Wood	B	Game Room	Good	Negative	0.00
278	5/4/2018 12:30	Door	Trim	Beige	Wood	A	Game Room	Good	Negative	0.00
279	5/4/2018 12:31	Door	Trim	Beige	Wood	A	Game Room	Good	Negative	0.00
280	5/4/2018 12:31	Door	Trim	Beige	Wood	C	Game Room	Good	Negative	0.01
281	5/4/2018 12:31	Window	Trim	Beige	Wood	C	Game Room	Good	Negative	0.00
282	5/4/2018 12:31	Wall	Panel	Beige	Wood	C	Game Room	Good	Negative	0.00
283	5/4/2018 12:32	Wall	Panel	Beige	Wood	B	Game Room	Good	Negative	0.00
284	5/4/2018 12:32	Wall	Panel	Beige	Wood	A	Game Room	Good	Negative	0.00
285	5/4/2018 12:32	Wall	Panel	Beige	Wood	D	Game Room	Good	Negative	0.00
286	5/4/2018 12:33	Wall		Beige	Drywall	D	Game Room	Good	Negative	0.00
287	5/4/2018 12:33	Wall		Beige	Drywall	C	Game Room	Good	Negative	0.00
288	5/4/2018 12:33	Wall		Beige	Drywall	B	Game Room	Good	Negative	0.00
289	5/4/2018 12:33	Wall		Beige	Drywall	A	Game Room	Good	Negative	0.00
290	5/4/2018 12:34	Wall		White	Drywall	A	Liquor Storage	Good	Negative	0.00
291	5/4/2018 12:35	Wall		White	Drywall	B	Liquor Storage	Good	Negative	0.00
292	5/4/2018 12:35	Wall		White	Drywall	C	Liquor Storage	Good	Negative	0.00
293	5/4/2018 12:35	Wall		White	Drywall	D	Liquor Storage	Good	Negative	0.00
294	5/4/2018 12:36	Floor		Gray	Concrete		Liquor Storage	Good	Negative	0.00
295	5/4/2018 12:37	Door	Slab	Varnish	Wood	B	Liquor Storage	Good	Negative	0.00
296	5/4/2018 12:38	Door	Slab	Varnish	Wood	D	Bar-Lounge	Good	Negative	0.00
297	5/4/2018 12:38	Door	Jamb	Green	Wood	D	Bar-Lounge	Good	Negative	0.00

LBP Inspection Conducted on May 4, 2018, in the LBP Inspection Mode

Reading No.	Time	Structure	Component	Color	Substrate	Wall	Location	Condition	Results	Pb (mg/cm ²)
298	5/4/2018 12:39	Door	Trim	Green	Wood	D	Bar-Lounge	Good	Negative	0.00
299	5/4/2018 12:40	Door	Trim	Green	Wood	D	Bar-Lounge	Good	Negative	0.00
300	5/4/2018 12:40	Door	Jamb	Green	Wood	D	Bar-Lounge	Good	Negative	0.00
301	5/4/2018 12:40	Door	Slab	Green	Wood	D	Bar-Lounge	Good	Negative	0.00
302	5/4/2018 12:41	Door	Slab	Green	Wood	C	Bar-Lounge	Good	Negative	0.00
303	5/4/2018 12:41	Door	Jamb	Green	Wood	C	Bar-Lounge	Good	Negative	0.00
304	5/4/2018 12:41	Door	Trim	Green	Wood	C	Bar-Lounge	Good	Negative	0.00
305	5/4/2018 12:41	Door	Trim	White	Wood	C	Bar-Lounge	Good	Negative	0.00
306	5/4/2018 12:42	Door	Jamb	White	Wood	C	Bar-Lounge	Good	Negative	0.00
307	5/4/2018 12:42	Door	Slab	White	Wood	C	Bar-Lounge	Good	Negative	0.00
308	5/4/2018 12:43	Double Door	Trim	Green	Wood	C	Bar-Lounge	Good	Negative	0.00
309	5/4/2018 12:43	Double Door	Jamb	Green	Wood	C	Bar-Lounge	Good	Negative	0.00
310	5/4/2018 12:43	Double Door	Slab	Varnish	Wood	C	Bar-Lounge	Good	Negative	0.00
311	5/4/2018 12:44	Double Door	Slab	Varnish	Wood	C	Bar-Lounge	Good	Negative	0.00
312	5/4/2018 12:44	Double Door	Jamb	Green	Wood	C	Bar-Lounge	Good	Negative	0.00
313	5/4/2018 12:45	Double Door	Trim	Green	Wood	C	Bar-Lounge	Good	Negative	0.00
314	5/4/2018 12:45	Wall		Green	Drywall	D	Bar-Lounge	Good	Negative	0.00
315	5/4/2018 12:46	Wall		Green	Drywall	A	Bar-Lounge	Good	Negative	0.00
316	5/4/2018 12:46	Wall		Green	Drywall	B	Bar-Lounge	Good	Negative	0.00
317	5/4/2018 12:47	Wall		Green	Drywall	B	Bar-Lounge	Good	Negative	0.00
318	5/4/2018 12:47	Wall		Green	Drywall	B	Bar-Lounge	Good	Negative	0.00
319	5/4/2018 12:47	Wall		Green	Drywall	C	Bar-Lounge	Good	Negative	0.00
320	5/4/2018 12:47	Wall		Green	Drywall	C	Bar-Lounge	Good	Negative	0.00
321	5/4/2018 12:48	Wall		Green	Drywall	C	Bar-Lounge	Good	Negative	0.00
322	5/4/2018 12:48	Baseboard		Green	Wood	C	Bar-Lounge	Good	Negative	0.00
323	5/4/2018 12:49	Chair Rail		Green	Wood	C	Dining Room	Good	Negative	0.00
324	5/4/2018 12:49	Chair Rail		Green	Wood	C	Dining Room	Good	Negative	0.00
325	5/4/2018 12:49	Baseboard		Green	Wood	C	Dining Room	Good	Negative	0.00
326	5/4/2018 12:50	Door	Jamb	Green	Wood	C	Dining Room	Good	Negative	0.00
327	5/4/2018 12:50	Door	Trim	Green	Wood	C	Dining Room	Good	Negative	0.00
328	5/4/2018 12:51	Door	Slab	Varnish	Wood	C	Dining Room	Good	Negative	0.00
329	5/4/2018 12:51	Door	Slab	Varnish	Wood	D	Dining Room	Good	Negative	0.00
330	5/4/2018 12:52	Door	Trim	Green	Wood	D	Dining Room	Good	Negative	0.00

LBP Inspection Conducted on May 4, 2018, in the LBP Inspection Mode

Reading No.	Time	Structure	Component	Color	Substrate	Wall	Location	Condition	Results	Pb (mg/cm ²)
331	5/4/2018 12:52	Door	Trim	Green	Wood	D	Dining Room	Good	Negative	0.00
332	5/4/2018 12:53	Door	Trim	Green	Wood	D	Dining Room	Good	Negative	0.00
333	5/4/2018 12:53	Door	Jamb	Green	Wood	D	Dining Room	Good	Negative	0.00
334	5/4/2018 12:53	Door	Jamb	Green	Wood	D	Dining Room	Good	Negative	0.00
335	5/4/2018 12:53	Door	Slab	Varnish	Wood	D	Dining Room	Good	Negative	0.00
336	5/4/2018 12:53	Door	Slab	Varnish	Wood	D	Dining Room	Good	Negative	0.00
337	5/4/2018 12:54	Double Door	Slab	Green	Metal	D	Dining Room	Good	Negative	0.00
338	5/4/2018 12:54	Double Door	Trim	Green	Metal	D	Dining Room	Good	Negative	0.00
339	5/4/2018 12:56	Double Door	Trim	Green	Wood	D	Dining Room	Good	Negative	0.00
340	5/4/2018 12:56	Double Door	Jamb	Green	Wood	D	Dining Room	Good	Negative	0.00
341	5/4/2018 12:57	Double Door	Slab	Green	Metal	D	Dining Room	Good	Negative	0.00
342	5/4/2018 13:18	Door	Slab	Varnish	Wood	B	Women East RR	Good	Negative	0.00
343	5/4/2018 13:18	Door	Trim	Beige	Wood	B	Women East RR	Good	Negative	0.00
344	5/4/2018 13:18	Door	Jamb	Beige	Wood	B	Women East RR	Good	Negative	0.00
345	5/4/2018 13:19	Wall		Beige	Drywall	B	Women East RR	Good	Negative	0.00
346	5/4/2018 13:19	Wall		Beige	Drywall	C	Women East RR	Good	Negative	0.00
347	5/4/2018 13:19	Wall		Beige	Drywall	D	Women East RR	Good	Negative	0.00
348	5/4/2018 13:19	Wall		Beige	Drywall	A	Women East RR	Good	Negative	0.00
349	5/4/2018 13:20	Wall		Beige	Drywall	A	men East RR	Good	Negative	0.00
350	5/4/2018 13:20	Wall		Beige	Drywall	B	men East RR	Good	Negative	0.00
351	5/4/2018 13:21	Wall		Beige	Drywall	C	men East RR	Good	Negative	0.00
352	5/4/2018 13:21	Wall		Beige	Drywall	D	men East RR	Good	Negative	0.00
353	5/4/2018 13:21	Door	Slab	Varnish	Wood	A	men East RR	Good	Negative	0.00
354	5/4/2018 13:21	Door	Jamb	Beige	Wood	A	men East RR	Good	Negative	0.00
355	5/4/2018 13:22	Door	Trim	Beige	Wood	A	men East RR	Good	Negative	0.00
356	5/4/2018 13:24	Door	Trim	Beige	Wood	A	Exterior	Good	Negative	0.00
357	5/4/2018 13:24	Door	Jamb	Beige	Wood	A	Exterior	Good	Negative	0.00
358	5/4/2018 13:25	Door	Slab	Brown	Wood	A	Exterior	Good	Negative	0.00
359	5/4/2018 13:25	Double Door	Slab	Brown	Wood	A	Exterior	Good	Negative	0.00
360	5/4/2018 13:26	Double Door	Trim	Brown	Wood	A	Exterior	Good	Negative	0.00
361	5/4/2018 13:26	Double Door	Jamb	Brown	Wood	A	Exterior	Good	Negative	0.00
362	5/4/2018 13:26	Wall		Green	Concrete	A	Exterior	Good	Negative	0.00
363	5/4/2018 13:28	Wall		Green	Concrete	A	Exterior	Good	Negative	0.00

LBP Inspection Conducted on May 4, 2018, in the LBP Inspection Mode

Reading No.	Time	Structure	Component	Color	Substrate	Wall	Location	Condition	Results	Pb (mg/cm ²)
364	5/4/2018 13:28	Gutter		Red	Metal	A	Exterior	Good	Negative	0.00
365	5/4/2018 13:30	Double Door	Slab	Green	Metal	C	Exterior	Good	Negative	0.00
366	5/4/2018 13:30	Double Door	Trim	Green	Metal	C	Exterior	Good	Negative	0.00
367	5/4/2018 13:31	Double Door	Trim	Green	Metal	C	Exterior	Good	Negative	0.00
368	5/4/2018 13:32	Double Door	Slab	Green	Metal	C	Exterior	Good	Negative	0.00
369	5/4/2018 13:33	Door	Slab	Green	Metal	C	Exterior	Good	Negative	0.00
370	5/4/2018 13:33	Door	Trim	Green	Metal	C	Exterior	Good	Negative	0.00
371	5/4/2018 13:33	Double Door	Trim	Green	Metal	C	Exterior	Good	Negative	0.00
372	5/4/2018 13:33	Double Door	Slab	Green	Metal	C	Exterior	Good	Negative	0.00
373	5/4/2018 13:34	Double Door	Slab	Green	Metal	C	Exterior	Good	Negative	0.00
374	5/4/2018 13:34	Double Door	Trim	Green	Metal	C	Exterior	Good	Negative	0.01
375	5/4/2018 13:35	Double Door	Trim	Green	Metal	D	Exterior	Good	Negative	0.00
376	5/4/2018 13:35	Double Door	Slab	Green	Metal	D	Exterior	Good	Negative	0.00
377	5/4/2018 13:38						Calibration		Positive	1.00
378	5/4/2018 13:39						Calibration		Positive	1.10
379	5/4/2018 13:39						Calibration		Positive	1.10

Pb-Lead

mg/cm² -milligrams per square centimeter

Null Reading-Inspector collected a replacement reading. EPA requires reporting the data that the instrument produces.

Appendix IV Photographs

Pompano Elks Lodge
700 Northeast 10th Street
Pompano Beach, Florida 33160

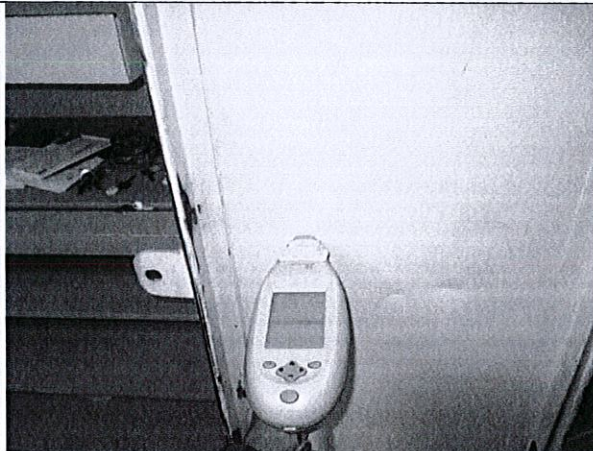
AirQuest Environmental, Inc.
Project #13783
May 4, 2018



Exterior



LBP Detected in Southeast Metal Door Trim &
Jamb in Banquet Manager's Office



LBP Detected in White Metal Door Jamb of Vault

Parcel ID Number Calculation Num

484236210010

Use Code

77 - Clubs, lodges, union halls

No. Bedrooms No. Baths No. Units No. Stories No. Buildings

1

1

Foundation

STEM WALL

Exterior

C.B. STUCCO

Roof Type

BAR JOIST CONC

Roof Material

TILE, FLAT

Interior

DRYWALL/PLASTR

Floors

TERRAZZO

Plumbing

GOOD/TILE COM

Electric

GOOD COMM

Classification

C - GOOD

Ceiling Heights Quality Of Construction Current Condition of Structure Construction Class

10' - 12'

Average

Average

Masonry

Extra Features

Chain link fence - Residential & Commercial *Residential chain link fence for tennis courts only

[Paving Commercial - Asphalt]

Permit No.

Permit Type

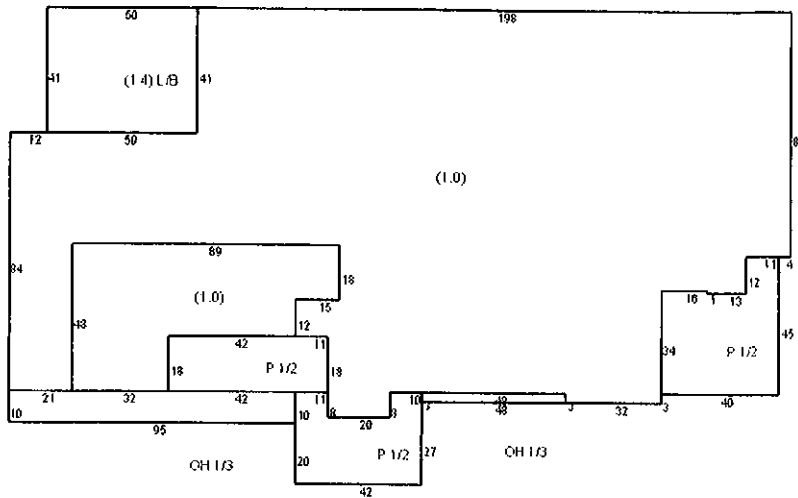
Est. Cost

Permit Date

CO Date

There may be permits for the subject property which are not listed.
 Please contact the city's building department or click here to search for permits
 associated with this property.

BCPA Sketch : 484236210010

Building 1 of 2 [Next](#)

Code	Description	Long Description
P 1/2	Porch	Porch
(1.4) L/B	(1.4) Living/Basement	(1.4) Living/Basement
OH 1/3	Overhang 1/3	Overhang 1/3
(1.0)	One Story	One Story

Details :

Page : 1

File : 8236-21-0010.xml

Subject information :

Area Summary :

Code	Description	Area	Perimeter	Adj. Area	Adj. Perim	Factor	Stories	Level
P 1/2	Porch	1,451.00	160.00	725.50	160.00	0.50	1.00	1.00
P 1/2	Porch	1,096.00	152.00	548.00	152.00	0.50	1.00	1.00
(1.4) L/B	(1.4) Living/Basement	2,050.00	182.00	2,870.00	182.00	1.40	1.00	1.00
OH 1/3	Overhang 1/3	142.50	53.50	47.03	101.00	0.33	1.00	1.00
(1.0)	One Story	24,567.00	920.00	24,567.00	920.00	1.00	1.00	1.00
(1.0)	One Story	3,066.00	274.00	3,066.00	274.00	1.00	1.00	1.00
P 1/2	Porch	954.00	142.00	477.00	142.00	0.50	1.00	1.00
OH 1/3	Overhang 1/3	950.00	210.00	313.50	210.00	0.33	1.00	1.00

LOCAL BUSINESS EXHIBIT "A"
CITY OF POMPANO BEACH, FLORIDA
LOCAL BUSINESS PARTICIPATION FORM

Solicitation Number & Title: _____ Prime Contractor's Name: _____

<u>Name of Firm, Address</u>	<u>Contact Person, Telephone Number</u>	<u>Type of Work to be Performed/Material to be Purchased</u>	<u>Contract Amount</u>

LOCAL BUSINESS EXHIBIT "B"
LOCAL BUSINESS
LETTER OF INTENT TO PERFORM AS A LOCAL SUBCONTRACTOR

Bid Number _____

TO: _____
(Name of Prime or General Bidder)

The undersigned City of Pompano Beach business intends to sell commodities or perform subcontracting work in connection with the above contract as (check below)

_____ an individual

_____ a corporation

_____ a partnership

_____ a joint venture

The undersigned is prepared to sell product(s) or perform the following work in connection with the above Contract, as hereafter described in detail:

at the following price: _____

(Date)

(Name of Local Business Contractor)

(address)

(address City, State Zip Code)

BY: _____
(Name)

LOCAL BUSINESS EXHIBIT "C
LOCAL BUSINESS
UNAVAILABILITY FORM

BID # _____

I, _____
(Name and Title)

of _____, certify that on the _____ day of

_____, _____, I invited the following LOCAL BUSINESSES to bid work
items to be performed in the City of Pompano Beach:

Business Name, Address	Work Items Sought	Form of Bid Sought (i.e., Unit Price, Materials/Labor, Labor Only, etc.)
------------------------	-------------------	--

_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Said Local Businesses:

_____ Did not bid in response to the invitation

_____ Submitted a bid which was not the low responsible bid

_____ Other: _____

Name and Title: _____

Date: _____

Note: Attach additional documents as available.

LOCAL BUSINESS EXHIBIT "D"
GOOD FAITH EFFORT REPORT
LOCAL BUSINESS PARTICIPATION

BID # _____

1. What portions of the contract have you identified as Local Business opportunities?

2. Did you provide adequate information to identified Local Businesses? Please comment on how you provided this information.

3. Did you send written notices to Local Businesses?

____ Yes ____ No

If yes, please include copy of the notice and the list of individuals who were forwarded copies of the notices.

4. Did you advertise in local publications?

____ Yes ____ No

If yes, please attach copies of the ads, including name and dates of publication.

5. What type of efforts did you make to assist Local Businesses in contracting with you ?

7. List the Local Businesses you will utilize and subcontract amount.

_____	\$ _____
_____	\$ _____
_____	\$ _____

8. Other comments: _____

LOCAL BUSINESS EXHIBIT "D" – Page 2

BID BOND

STATE OF FLORIDA)

ss

)

KNOW ALL MEN BY THESE PRESENTS, that we , _____

_____ as principal, and

_____ hereinafter called Surety, are held and firmly bound unto The City of Pompano Beach, Pompano Beach, Florida, a political subdivision of the State of Florida, and represented by its City Commission hereinafter called OWNER, in the sum of _____ Dollars (\$ _____) lawful money of the United States of America, for the payment of which well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors and assigned, jointly and severally, by these presents.

WHEREAS, the Principal contemplates submitting or has submitted a Bid to the OWNER for the furnishing of all labor, materials, equipment, machinery, tools, apparatus, means of transportation for, and the performance of the work covered in the Proposal and the detailed Drawings and Specifications, entitled:

(Bid Name) _____

WHEREAS, it was a condition precedent to the submission of said bid that a cashier's check or bid bond in the amount of 5 percent of the base bid be submitted with said bid as a guarantee that the Bidder would, if awarded the Contract, enter into a written Contract with the OWNER for the performance of said Contract, within 10 consecutive calendar days after written notice having been given of the award of the Contract.

NOW, THEREFORE, the conditions of this obligation are such that is the Principal within 10 consecutive calendar days after written notice of such award being given to Principal, enters into the contract to such award and gives a Performance and Payment Bond, each in an amount equal to 100 percent of the base bid, satisfactory to the OWNER, then this obligation shall be void; in the event of the failure of Principal to enter into such contract and bond, the sum herein stated shall be due and payable to the OWNER and the Surety herein agrees to pay the sum immediately upon demand of the OWNER in good and lawful money of the United States of America, as liquidated damages for failure thereof of said Principal; otherwise, it shall remain in full force and effect.

IN WITNESS WHEREOF, the said _____,
as Principal herein, has caused these presents to be signed in the name by its _____
_____ and attested by its _____ under its corporate seal,
and the said _____
_____ as Surety herein, has caused these presents to be signed in its name by
its _____
under its corporate seal, this _____ day of _____ A.D. _____
(year)

Signed, sealed and delivered in
the presence of:

As to Principal _____

Principal - _____

By: _____

Surety

By: _____

Attorney-in-Fact
(Power-of-Attorney to be attached)

By: _____

Resident Agent

END OF SECTION

Performance Bond

Project No:
Project Title:

KNOW ALL PERSONS BY THESE PRESENTS, that:

as Principal, and

a corporation duly authorized to transact business in the State of Florida, as Surety, are held and firmly bound unto The City of Pompano Beach, Florida, a body Corporate and politic under the laws of Florida, in the sum of:

(Written Amount)

(Figures)

good and lawful money of the Unites States, well and truly to be paid, and for the payment whereof, we the undersigned, Principal and Surety, jointly and severally, hereby firmly bind ourselves, our heirs, assigns, successors, and legal representatives.

WHEREAS, the above bounded Principal (hereafter alternately referred to as "Contractor") did on

enter into a Contract with the said The City of Pompano Beach, Florida (hereafter alternately referred to as "Owner") a body corporate and politic as aforesaid, in and by which the said above bounded Principal did undertake and agree to furnish all labor, implements, machinery, equipment, tools and materials necessary therefore and to install, build, erect, construct the project named above in accordance with the certain plans and specifications prepared by:

to which plans and specifications and said contract reference is here made and all thereof made a part hereof as if fully set forth herein.

WHEREAS, it was one of the conditions of the award of said contract with The City of Pompano Beach, Florida that these presents should be executed.

NOW THEREFORE, the conditions of this obligation are such that if the above bounded Principal shall in all aspects fully comply with, carry out and perform the terms and conditions of said contract and his obligations thereunder, including the Specifications, Proposal, Plans and Contract Documents therein referred to and made a part hereof, and therein provided for and shall indemnify and save harmless The City of Pompano Beach, Florida against and from all costs, expenses, damages, injury, or be subjected by reason of any wrongdoing, misconduct, want of care or skill, negligence, or default, including patent infringement on the part of said Principal or his agents, employees or subcontractors, in the execution or performance of said contract and shall promptly pay all just claims for damages or injury to property and for all work done or skill, tools, and machinery, supplies, labor, and materials furnished and debts incurred by said principal in or about the construction or improvements or additions contracted for, then this obligation to be void, otherwise, to remain in full force and effect.

Whenever Contractor shall be, and declared by the Owner to be in default under the Contract, the Surety may promptly remedy the default, or shall promptly:

1. Complete the Contract in accordance with its terms and conditions: or
2. Obtain a bid or bids for completing the Contract in accordance with its terms and conditions, and upon determination by Surety of the lowest responsible Bidder, or, if the Owner elects, upon determination by Owner and Surety jointly of the lowest responsible Bidder, arrange for a contract between such Bidder and Owner, and make available as work progresses (even though there should be a default or a succession of defaults under the Contract or Contracts of completion arranged under this paragraph) sufficient funds to pay the cost of completion less the balance of the Contract Price; but not exceeding, including other costs and damages for which the Surety may be liable hereunder, the amount set forth in the first paragraph hereof. The term "balance of the Contract Price," as used in this paragraph, shall mean the total amount payable by Owner to Contractor under the Contract and any amendments thereto, less the amount properly paid by Owner to Contractor.

To the limit of the amount of this Bond, Surety's liability to Owner shall include but not be limited to, the cost of the completion of the construction contract and correction of defective work before or after completion of the construction contract; additional legal, design professional, and liquidated damages as specified in the Contract Documents arising out of and in connection with Principal's default and Surety's actions, inactions, and all costs incident to ascertaining the nature and extent of the Principal's default, including engineering, accounting and legal fees.

And the said Surety to this Bond, for value received, hereby stipulates and agrees that no change, extension of time, alterations or additions to the terms of the contract or to the work to be performed thereunder or the specifications accompanying same shall in any way affect its obligation on this Bond, and it does hereby waive notice of any such change, extensions of the time, alteration or addition to the terms of the contract or to the work or to the specifications. Additionally, Surety hereby stipulates and agrees that the bond penalty set forth above shall automatically increase coextensively with any Owner approved change orders which increase the overall contract amount.

Contractor shall give written notice to Owner of any alleged default by the Owner under the Construction Contract. Owner shall have not less than ninety (90) days after receipt of such notice to cure such default before the surety is allowed to assert the default as a defense against Owner. The only types of default that may be asserted against Owner shall be monetary defaults. The surety waives any defense of timeliness of completion if time extensions are granted by the Owner to the Construction Contractor.

No right of action shall accrue on this Bond to any person or entity other than the Owner or its heirs, executors, administrators, successors or assigns. Any suit under this Bond must be instituted within five (5) years from the date the cause of action accrued.

IN TESTIMONY WHEREOF, the Principal and Surety have caused these presents to be duly signed in, at
Pompano Beach, Broward County, Florida, this

_____ day of _____

Countersigned By:

Contractor:

By: (Signature) _____

(SEAL)

Surety:

**(SEAL OF
SURETY)**

By: _____
Address: _____

PAYMENT BOND FORM

Project No:

Project Title:

Facility Name:

BY THIS BOND, WE, _____, as Principal,

and _____, a corporation, as Surety, are bound to The City of Pompano Beach, Florida, herein called "Owner", in the sum of :

(Written Amount)

(Figures)

for the payment of which we bind ourselves, our heirs, personal representatives, successors, and assigns, jointly and severally. This Payment Bond is intended to be governed by 255.05, F.S.

THE CONDITION OF THIS BOND is that if Principal:

- Promptly makes payments to all lienors supplying labor, material, and supplies used directly or indirectly by Principal in the prosecution of the work provided in the contract dated

between Principal and Owner for construction of the Project named above, the contract being made a part of this bond by reference; and

- Pays Owner all loss, damage, expenses, costs, and attorney's fees, including appellate proceedings, that Owner sustains because of default by Principal under paragraph 1. of this bond;

then this bond is void; otherwise, it remains in full force.

Any changes in or under the contract documents and compliance or noncompliance with formalities connected with the contract or with the changes do not affect Surety's obligation under this bond.

Dated on : _____

	Name of Surety:	
(SEAL OF SURETY)		
	By:	
		Attorney in Fact
	Name of Principal:	
(SEAL OF PRINCIPAL)		
	By:	
		Its authorized officer

Bidder Company Name _____

10. Qualifications Of Bidders

To demonstrate qualifications to perform the Work, and to be considered for award, each Bidder must submit written evidence, such as previous experience, present commitments and other such data as detailed under Bidder's Responsiveness and Responsibility section of the IFB (or in SUPPLEMENTARY CONDITIONS). Each Bid must contain evidence of Bidder's qualification to do business in the State where the Project is located or covenant to obtain such qualification prior to executing the Agreement.

10.1 How many years has your organization been in business as a Contractor?

10.2 State of Florida Contractor's license # _____
 Contractor License Types _____

Broward County Certificate of Competency #: _____
 Expiration Date: _____

10.3 Have you ever failed to complete work awarded to you? If Yes, where and why?

10.4 Have you personally inspected the proposed work and have you a complete plan for its performance?

10.5 Will you sub-contract any part of this work? ☐ Yes ☐ No

If Yes, list all proposed subcontractors to be used on this project if the Bidder is awarded the Contract for this project. The successful Bidder shall submit a COMPLETE list of any work that he proposes to subcontract and the proposed subcontractors prior to execution of the contract.

CLASSIFICATION OF WORK	NAME AND ADDRESS OF SUBCONTRACTOR
_____	_____
_____	_____
_____	_____
_____	_____

(Submit any additional contractors to be used on a separate sheet.)

10.6 The following information shall be provided for this project:

Bidder Company Name _____

- (a) Estimated total construction manhours _____
- (b) Percent manhours to be performed by Contractor's permanent staff _____
- (c) Percent manhours to be performed by direct hire employees _____
- (d) Percent manhours to be performed by Subcontractors _____

10.7 Equipment

10.8 What equipment do you own that is available for the proposed work?

10.9 What equipment will you rent for the proposed work?

10.10 What equipment will you purchase for the proposed work?

11 List all work of similar type, complexity, and comparable value as requested under the Bidder's Responsiveness and Responsibility, Responsibility Documentation, Paragraph 2 Prior Project Experience and References of the IFB. (Attach additional information on separate sheet)

Project #1

Project Name _____

Project Owner's Name _____

Owner's Address _____

Phone Number _____ Email address _____

Contact information for the Project (if different from above)

<u>Contact Person</u>	<u>Phone Number</u>	<u>Email Address</u>
-----------------------	---------------------	----------------------

Nature of Work _____

Original Contract Completion Time (Days) _____

Bidder Company Name _____

Original Contract Completion Date _____

Actual Final Contract Completion Date _____

Original Contract Price _____

Actual Final Contract Price _____

Description and Value of Work Completed by Contractor _____

Description and Value of Work Completed by Subcontractors _____

Project #2

Project Name _____

Project Owner's Name _____

Owner's Address _____

Phone Number _____ Email address _____

Contact information for the Project (if different from above)

Contact Person Phone Number Email Address

Nature of Work _____

Original Contract Completion Time (Days) _____

Original Contract Completion Date _____

Actual Final Contract Completion Date _____

Original Contract Price _____

Actual Final Contract Price _____

Description and Value of Work Completed by Contractor _____

Description and Value of Work Completed by Subcontractors _____

Bidder Company Name _____

Project #3

Project Name _____

Project Owner's Name _____

Owner's Address _____

Phone Number _____ Email address _____

Contact information for the Project (if different from above)

Contact Person

Phone Number

Email Address

Nature of Work _____

Original Contract Completion Time (Days) _____

Original Contract Completion Date _____

Actual Final Contract Completion Date _____

Original Contract Price _____

Actual Final Contract Price _____

Description and Value of Work Completed by Contractor _____

Description and Value of Work Completed by Subcontractors _____



**City of Pompano Beach, Purchasing Division
1190 N.E. 3rd Avenue, Building C
Pompano Beach, Florida, 33060**

July 5, 2018

ADDENDUM #1, BID T-40-18

Demolition Services for Elks Lodge and Old Pompano Beach Library

To Whom It May Concern,

The following change has been made to bid T-40-18:

The awards for Elks Lodge and Pompano Beach Library projects have been separated. Awards will be made on a per location basis.

The following attachments have been added to the attachments tab of the eBid system:

Sign-in sheet for the mandatory pre-bid meeting

The replacement for proposal page 18 of the solicitation document, separating the awards for Elks Lodge and Pompano Beach Library projects

Addendum #1 is posted on the City's eBid website: <http://pompanobeachfl.ionwave.net>. Acknowledge receipt of this Addendum using the Addendum Attribute on the Attributes tab in the eBid System.

The deadline for receipt of written questions is **5:00 p.m. (local), July 13, 2018**. Oral and other interpretations or clarifications will be without legal effect.

The deadline for acceptance of bids in the Ebid system is **2:00 p.m. (local), July 20, 2018**.

The remainder of the solicitation is unchanged at this time.

Sincerely,

Tammy R. Thompkins
Buyer

cc: website

Building plans for both building structures can be provided upon request.

BID LINE ITEM PRICING MUST BE SUBMITTED ELECTRONICALLY USING THE CITY'S EBID SYSTEM.

Description	Qty	Unit	Cost
<u>Elks Lodge Property</u>			
Permit Fee Allowance	1	LS	\$16,000
Demolition and Disposal of Building	1	LS	\$
Lead Abatement complying with all required regulations (refer to report)	1	LS	\$
Asbestos Abatement either through removal of asbestos prior to demo or remediation during demo complying with all required regulations (refer to report)	1	LS	\$
Owner's Contingency	1	LS	\$40,000
Indemnification	1	LS	\$10
*Total			\$
<u>Library Property</u>			
Permit Fee Allowance	1	LS	\$8,000
Demolition and Disposal of Building	1	LS	\$
Asbestos Abatement either through removal of asbestos prior to demo or remediation during demo complying with all required regulations (refer to report)	1	LS	\$
Owner's Contingency	1	LS	\$20,000
Indemnification	1	LS	\$10
*Total			\$

***Award to be based on the total for each location.**

CITY OF POMPANO BEACH
MANDATORY PRE-BID CONFERENCE

SIGN IN SHEET

T-40-18

Demolition Services for Elks Lodge and Old Pompano Beach Library

DATE: 06/29/18

ATTENDEES NOTE: Furnish complete information. This completed form becomes the basis of the mailing list for all addenda. Only companies represented on this sheet may submit bids for the above named project.

Company Name PARAGON CONST.
Your Name / Title RAY GAMER / SUPERVISOR
Mailing Address P.O. Box 823491
City Pompano Beach State FL Zip Code 33080
Telephone Number (954) 298-6776 Fax Number ()
Email Address Paragon@BollsoffH.net

Company Name B6 Group
Your Name / Title Jacob Sosa
Mailing Address 15560 Cypress Rd, Delray
City Delray Beach State FL Zip Code 33446
Telephone Number (561) 441-5606 Fax Number (561) 998-8815
Email Address Jacob + B6 Demolition.com

Company Name Lowert Construction
Your Name / Title Thomas Brown Superintendent
Mailing Address 3711 SW 47 Ave Suite 203
City Davie State Florida Zip Code 33314
Telephone Number (954) 893-6021 Fax Number ()
Email Address Kyle@Ponsee2.com

Company Name CES
Your Name / Title Scott M. Lord P.M.
Mailing Address 3300 S.W. 50 Ave
City Davie State FL Zip Code 33314
Telephone Number () Fax Number ()
Email Address S.M. Lord @ crossenr.com

CITY OF POMPANO BEACH
MANDATORY PRE-BID CONFERENCE

SIGN IN SHEET

T-40-18

Demolition Services for Elks Lodge and Old Pompano Beach Library

DATE: 06/29/18

ATTENDEES NOTE: Furnish complete information. This completed form becomes the basis of the mailing list for all addenda. Only companies represented on this sheet may submit bids for the above named project.

Company Name IQ CONSTRUCTIONS INC.
Your Name / Title Javier Gutierrez, Project Manager
Mailing Address 19 constructions & comcast.net, 140 Via de Este
City Delray Beach State FL Zip Code 33445
Telephone Number (561) 847 0694 Fax Number ()
Email Address 19 constructions @ comcast.net

Company Name ALPHA WRECKING GROUP
Your Name / Title STEVEN TEFERMAN, ESTIMATOR
Mailing Address 601 NW 12TH AVE
City POMPANO BEACH State FL Zip Code 33069
Telephone Number 954 587-3700 Fax Number 954 587-3999
Email Address steve@alphawrecking.com

Company Name Chin Diesel Inc
Your Name / Title Michael Major, Estimator
Mailing Address 1820 NE 144th St
City North Miami State FL Zip Code 33681
Telephone Number (786) 255-1594 Fax Number (305) 949-1528
Email Address Mike@chindiesel.com

Company Name Solomos Contracting Inc
Your Name / Title MARINO SOLOMOS / President
Mailing Address 3020 NE 57th COURT
City LAUDERDALE State FL Zip Code 33308
Telephone Number (859) 520 1567 Fax Number (859) 533-2445
Email Address MARINO@solomoscontracting.com

CITY OF POMPANO BEACH
MANDATORY PRE-BID CONFERENCE

SIGN IN SHEET

T-40-18

Demolition Services for Elks Lodge and Old Pompano Beach Library

DATE: 06/29/18

ATTENDEES NOTE: Furnish complete information. This completed form becomes the basis of the mailing list for all addenda. Only companies represented on this sheet may submit bids for the above named project.

Company Name Miami Wrecking Co.
Your Name/Title Danny Olliver
Mailing Address 4540 NW 8th Ave
City Oakland Park
State FL
Zip Code 33309
Telephone Number (954) 492-2727
Fax Number (954) 492-2727
Email Address miamiwreck@cox.net

Company Name Ryan Response Inc.
Your Name/Title Ryan Ryan
Mailing Address 720 S. Military Trail
City Deerfield
State FL
Zip Code 33446
Telephone Number (954) 422-8884
Fax Number (954) 422-8884
Email Address Ryan.Response@cox.net

Company Name
Your Name/Title
Mailing Address
City
State
Zip Code
Telephone Number ()
Fax Number ()
Email Address

Company Name
Your Name/Title
Mailing Address
City
State
Zip Code
Telephone Number ()
Fax Number ()
Email Address

CITY OF POMPAÑO BEACH
MANDATORY PRE-BID CONFERENCE

SIGN IN SHEET

T-40-18

Demolition Services for Elks Lodge and Old Pompano Beach Library

DATE: 06/29/18

ATTENDEES NOTE: Furnish complete information. This completed form becomes the basis of the mailing list for all addenda. Only companies represented on this sheet may submit bids for the above named project.

Company Name Wall Construction Company
Your Name / Title Albert Yates / President
Mailing Address 2828 Coral Way, STE 208, E
City Coral Gables State FL Zip Code 33145
Telephone Number (305) 458-8314 Fax Number ()
Email Address ayates@wallconstruction.com

Company Name _____
Your Name / Title _____
Mailing Address _____
City _____ State _____ Zip Code _____
Telephone Number () _____ Fax Number () _____
Email Address _____

Company Name _____
Your Name / Title _____
Mailing Address _____
City _____ State _____ Zip Code _____
Telephone Number () _____ Fax Number () _____
Email Address _____

Company Name _____
Your Name / Title _____
Mailing Address _____
City _____ State _____ Zip Code _____
Telephone Number () _____ Fax Number () _____
Email Address _____

Exhibit B
General Conditions

ARTICLE 1. DEFINITIONS.

- 1.01 **The Contract Documents:** The Contract Documents consist of the Agreement Form, Addenda, Supplementary Conditions, General Conditions, Documents contained in the Project Manual, Drawings, Plans, Specifications, and all modifications issued after execution of the Contract.
- 1.02 **The Owner, the Contractor, and the Project Consultant:** are those mentioned as such in the Contract Documents.
- 1.02.01 **Owner:** The City of Pompano Beach, Florida, (also referred to as the "City").
- 1.02.02 **Contractor:** The "party of the second part" to the Contract. The person, firm or corporation with whom a contract has been made with the Owner for the performance of the Work defined by the Contract Documents.
- 1.02.03 **Project Consultant:** The individual, partnership, corporation, association, joint venture, or any combination thereof, of properly registered professional architects, engineers or other design professionals who has entered into a contract with the Owner to provide professional services for development of the design and Contract Documents for the Work of this Project and provide Construction Contract Administration as described in the Contract Documents.
- 1.03 **City Engineer:** City Engineer of the City of Pompano Beach, Florida.
- 1.04 **Final Completion:** Means that date subsequent to the date of Substantial Completion at which time the Contractor has completed all of the Work (or designated portion thereof) in accordance with the Contract Documents as certified by the Project Consultant and/or approved by the Owner. In addition, Final Completion shall not be deemed to have occurred until any and all governmental bodies, boards, entities, etc., which regulate or have jurisdiction of the Work, have inspected, approved and certified the Work.
- 1.06 **Inspector:** An employee(s) of The City of Pompano Beach, Florida, referred to hereinafter as the "Inspector," who(m) is/are assigned by the City Engineer to periodically inspect the Project during the construction process, and who assist(s) the City Engineer in reviewing field performance and its compliance with the Contract Documents.
- 1.06.01 **Resident Inspector:** An employee or subconsultant of the **Project Consultant** employed to perform either periodic or full-time specific inspection duties.
- 1.07 **Other Contractors:** Any person, firm or corporation with whom a Contract has been made by the Owner for the performance of any work on the site, which work is not a portion of the Work covered by the Contract.
- 1.08 **Owner's Representative:** The City Official who has been delegated responsibility by the City Manager to act as the City's project coordinator. (In most cases, the City Engineer shall be assigned this duty.)
- 1.09 **Phase:** A designated subdivision of the Work, usually with its own requirements for Substantial and Final Completion, and liquidated damages. A Phase may be designated for completion by the Owner's own forces, or by Other Contractors.
- 1.10 **The Project:** The total construction of which the Work performed under the Contract Documents may be the whole or a part and which may include construction by the Owner or by separate contractors.

- 1.11 **Punch List:** A list of items of work required to render complete, satisfactory, and acceptable the construction services provided for in the Contract Documents and created pursuant to Florida Statute 218.735(7)(a).
- 1.12 **Subcontractor:** A person or entity other than a materialman or laborer who enters into a Contract with Contractor for the performance of any part of Contractor's Work. The term "Subcontractor" is referred to throughout the Contract Documents as if singular in number and means a Subcontractor or an authorized representative of the Subcontractor. The term "Subcontractor" does not include a separate contractor or subcontractors of a separate contractor.
- 1.13 **Sub-subcontractor:** A person or entity other than a materialman or laborer who enters into a contract with a Subcontractor for the performance of any part of such Subcontractor's contract. The term "Sub-subcontractor" is referred to throughout the Contract Documents as if singular in number and means a Sub-subcontractor or an authorized representative of the Sub-subcontractor. The term "Sub-subcontractor" does not include separate subcontractors of a separate contractor.
- 1.14 **Submittals:** Are prepared by the Contractor or those working on his behalf (subcontractors, material suppliers, and others) to show how a particular aspect of the Work is to be fabricated and installed. The Contractor's submittals include shop drawings, product data, samples, mock-ups, test results, warranties, maintenance agreements, workmanship bonds, project photographs, record documents, field measurement data, operating and maintenance manuals, reports, certifications, periodic and final "as-builts", surveys, videos and other types of information described in the specifications.
- 1.15 **Substantial Completion:** The term Substantial Completion as used herein, shall mean that point at which, as certified in writing by the Project Consultant, the Work, or a designated portion thereof, is at a level of completion in substantial compliance with the Contract Documents such that the Owner or its designee can enjoy use or occupancy and can use or operate it in all respects for its intended purpose. In the event the Work includes more than one Phase, the Owner, at its discretion, may set Substantial Completion dates for each Phase and may impose provisions for liquidated damages for each Phase.
- 1.16 **Subconsultant:** A person or organization of properly registered professional architects, engineers or other design professionals who has entered an agreement with the Project Consultant to furnish professional services in support of the Project Consultants agreement with the Owner.
- 1.17 **Superintendent:** The executive representative for the Contractor present on the work at all times during progress, authorized to receive and fulfill instructions from the Owner and the Project Consultant and capable of superintending the work efficiently.
- 1.18 **Work:** The totality of the obligations, including construction and other services, imposed on the Contractor by the Contract Documents, whether completed or partially completed, and including all labor, materials, equipment, and services provided or to be provided by the Contractor to fulfill the Contractor's obligations. The Work may constitute the whole or a part of the Project.
- 1.19 **Written Notice:** Shall be deemed to have been duly served if delivered in person to the individual or to a member of the firm or to an officer of the corporation for whom it is intended, if delivered at or sent by registered mail or other traceable delivery service to the last business address known to him who gives notice. Electronic, FAX or other telephonic transmission shall not be considered as written notice.

ARTICLE 2. THE WORK.

- 2.01 The Contractor shall perform all of the Work required by the Contract Documents and shall provide materials, supplies, tools, equipment, labor and services directly related to the Work, and shall perform the Work in a good and workmanlike manner with sufficient manpower to perform the Work in accordance with the time requirements set forth in the Contract Documents, and shall perform all other acts and supply all other things necessary to complete the Work in strict accordance with the Contract Documents.

- 2.02 When completed the Work shall conform to the requirements of the Contract Documents and be completely ready for occupancy and finally completed.
- 2.03 The Contractor represents and warrants to the Owner that:
 - 2.03.01 It is financially solvent and has sufficient working capital to perform the obligations under this Construction Contract;
 - 2.03.02 It is experienced and skilled in the construction of the type of project described in the Contract Document;
 - 2.03.03 It is able to provide the labor, materials, equipment and machinery necessary to complete the Work for the agreed upon price;
 - 2.03.04 It is fully licensed under all applicable laws and authorized to do business in the State of Florida in the name of the entity identified as the "Contractor" in the Construction Contract, and is legally permitted to perform all the work set forth in this Construction Contract.
 - 2.03.05 It has visited the jobsite and examined its nature and location, including without limitation: the surface conditions of the site and any structure or obstruction both natural or man-made; the surface water conditions and water ways of the site and surrounding area; the subsurface conditions of the land as disclosed by soil test borings; and the location of electric and utility lines and water, sanitary, sewer and storm drain lines, as well as site ingress and egress. The Contractor acknowledges receipt and has reviewed the site geotechnical report provided for the Owner.
 - 2.03.06 It will comply with all federal, state and local governmental laws, rules and regulations relating to its responsibilities as set forth in the Contract Documents.

ARTICLE 3. COORDINATION AND CORRELATION OF DRAWINGS AND SPECIFICATIONS.

- 3.01 The Contractor represents that:
 - 3.01.01 The Contractor and Subcontractors have fully examined and compared all Drawings, Specifications and other Contract Documents including but not limited to those relating to the architectural, structural, mechanical, electrical, civil engineering and plumbing elements and have compared and reviewed all general and specific details on the Drawings and the various technical and administrative requirements of the Specifications.
 - 3.01.02 All construction materials, labor, methods, means, techniques, sequences and procedures required to carry out the Work, all safety precautions and programs required in connection with carrying out the Work, all conflicts, discrepancies, errors and omissions that Contractor is aware of as a result of the examination and comparison of the Contract Documents have been either corrected or clarified to the satisfaction of the Contractor prior to execution of this Construction Contract.
 - 3.01.03 The Contract Sum is reasonable compensation and represents the total lump sum cost for the Work and that all systems and Work shall be functional and in accordance with the requirements of the Contract Documents.
 - 3.01.04 The Contract Time is adequate for the performance of the Work.
- 3.02 The Contractor is responsible for all means, methods, techniques and sequencing of construction.
- 3.03 If, after execution of this Construction Contract, the Contractor detects a conflict, discrepancy, error or omission in the Contract Documents then it shall immediately notify Project Consultant and Owner prior to proceeding with the specific portion of the Work.

ARTICLE 4. INTENT AND INTERPRETATION.

- 4.01 With the respect to the intent and interpretation of this Contract, the Owner and the Contractor agree as follows:
 - 4.01.01 The Contractor shall have a continuing duty to read, examine, review, compare and contrast each of the documents which make up this Contract and shall immediately give written notice to the Owner and the Project Consultant of any conflict, ambiguity, error or omission which the Contractor may find with respect to these documents before proceeding with the affected Work.
 - 4.01.02 The Contract Documents are complementary, and what is called for by one shall be as binding as if called for by all.
 - 4.01.03 The intent of the Contract Documents is to include all labor, materials, equipment services and transportation necessary for the proper execution of the Work. The Contractor shall continually refer to drawing, specifications and other Contract Documents in this regard.
 - 4.01.04 In the event of a conflict among the Contract Documents, the most stringent requirement to the Contractor shall control.
- 4.02 The Project Consultant shall be the initial interpreter of the requirements of the Contract Documents and the judge of the performance thereunder.
 - 4.02.01 The Project Consultant shall render interpretations necessary for the proper execution or progress of the Work with reasonable promptness on written request of either the Owner or the Contractor, and shall render written decisions, within a reasonable time, on all claims, disputes, change order requests, substitution requests, requests for interpretation and other matters in question between the Owner and the Contractor relating to the execution or progress of the Work or the interpretation of the Contract Documents.
 - 4.02.02 Interpretations and decisions of the Project Consultant shall be consistent with the intent of and reasonably inferable from the Contract Documents.
 - 4.02.03 In the capacity of interpreter the Project Consultant shall endeavor to secure faithful performance by both the Owner and the Contractor, and shall not show partiality to either.

ARTICLE 5. OWNERSHIP OF THE CONTRACT DOCUMENTS WHICH MAKE UP THE CONTRACT

- 5.01 Subject to any rights the Project Consultant may have, the Contract Documents and each of them, as well as any other documents, intellectual property, software, computer-assisted material or disks relating to or regarding the Work, shall be and remain the property of the Owner. This shall be the case even if prepared, created or provided by the Project Consultant, Contractor, Subcontractor or others.
- 5.02 The Contractor shall have the right to keep copies of same upon completion of the Work; provided, however, that in no event shall the Contractor use, or permit to be used, any portion or all of same on other projects without the Owner's prior written authorization.
- 5.03 The Contractor agrees to provide any and all items referred to in this Paragraph to Owner upon demand by Owner. In the event Contractor fails to provide same to Owner as demanded, Contractor acknowledges that the Owner will need same and will be irreparably harmed and be subject to an injunction to provide same.

ARTICLE 6. TEMPORARY UTILITIES.

- 6.01 **Water For Execution of the Work:** The Contractor shall provide temporary water lines sufficient to supply all water needed for the construction and other services required by the Contract Documents and shall pay for all service connections and water used by the Contractor or Subcontractors unless the contrary is provided for elsewhere in the Contract Documents.

- 6.02 Electrical Energy: The Contractor shall provide temporary electrical energy and power lines sufficient to supply all electricity needed for the construction and other services required by the Contract Documents and shall pay for all service connections and electricity used by the Contractor or Subcontractors unless the contrary is provided for elsewhere in the Contract Documents.
- 6.03 Temporary Sanitary Facilities And Sewers:
- 6.03.01 The Contractor shall provide and maintain in a neat and sanitary condition such accommodations and facilities for the use of his employees as may be necessary to comply with the regulations of any governmental agencies, departments, etc. which address or govern these issues.
- 6.03.02 No nuisance will be permitted.
- 6.03.03 Upon completion of Work, such facilities shall be removed and the premises left in a sanitary condition.
- 6.03.04 Contractor is not permitted to use restrooms or other sanitary facilities within the Owner's existing building or on-site facilities unless the contrary is provided for elsewhere in the Contract Documents.

ARTICLE 7. PROGRESS.

- 7.01 Contractor shall provide the Owner with full information in advance as to its plans for performing each part of the Work. This shall include, but not be limited to, schedules provided to the Owner as Post-Award Information and subsequently updated schedules submitted to the Owner on a monthly basis as required in Article 10 below, as a condition precedent to payment(s).
- 7.01.01 Such schedule shall be in a form acceptable to the Owner.
- 7.01.02 The Contractor's schedule shall be updated no less frequently than monthly (unless the parties otherwise agree in writing) and shall be updated to reflect conditions encountered from time to time and shall apply to the total Project.
- 7.01.03 Each such revision shall be provided to the Owner and the Project Consultant.
- 7.01.04 Compliance with the requirements of this Subparagraph shall be a condition precedent to payment to the Contractor, and failure by the Contractor to comply with said requirements shall constitute a material breach of this Contract.
- 7.01.05 By providing these Schedules to Owner, Owner does not in any way acknowledge or consent that the Schedules are acceptable or reasonable, but it is simply reviewing same for its own informational purposes.
- 7.02 If at any time during the progress of Work, the Contractor's actual progress is inadequate to meet the requirements of the Contract Documents, such as the required completion dates, the Owner may so notify Contractor who shall thereupon take such steps as may be necessary to improve its progress so as to complete the Work on or before the required Substantial Completion Date.
- 7.02.01 If within a reasonable period as determined by Owner, the Contractor does not improve performance to meet the requirements of the Contract Documents, such as the required completion dates, then the Owner may require an increase in any or all of the following: Contractor's Subcontractor crews and Contractor's own labor force, the number of shifts, overtime operation, Contractor's supervision and additional days of work per week, all without cost to Owner.
- 7.02.02 Neither such notice by Owner nor Owner's failure to issue such notice shall relieve Contractor of its obligation to achieve the quality of work and rate of progress required by the Contract Documents.

- 7.03 Failure of Contractor to comply with the instructions of the Owner may be grounds for determination by Owner that Contractor is not prosecuting its Work with such diligence as will assure completion within the time specified.
- 7.04 Upon such determination, Owner, in addition to any and all other rights set forth in the Contract Documents and remedies afforded Owner under the Contract Documents or at law, may:
 - 7.04.01 Elect to proceed with the Work with its own employees, agents, contractors, subcontractors, suppliers and assess all costs, expenses or fees for same against contractors and/or
 - 7.04.02 Terminate for cause Contractor's right to proceed with the performance pursuant to the Contract Documents, or any separable part thereof, in accordance with the applicable provisions of the Contract Documents.

ARTICLE 8. EXPEDITING

- 8.01 The Work, equipment and material provided under this Contract may be subject to expediting by Owner.
- 8.02 Owner shall be allowed reasonable access to the shops, factories and other places of business of the Contractor and/or Subcontractors for expediting purposes.
- 8.03 As required by Owner, Contractor shall supply schedules and progress reports for Owner's use in expediting, and Contractor shall cooperate with Owner and require Subcontractors to cooperate with Owner in such expediting.
- 8.04 Any expediting performance by Owner shall not relieve Contractor of its sole and primary responsibility for timeliness of delivery of the equipment and material to be provided under the Contract Document.

ARTICLE 9. COMPLETION

- 9.01 When the Contractor considers that the Work, or a portion thereof which the Owner agrees to accept separately, is substantially complete, the Contractor shall prepare and submit to the Project Consultant a comprehensive Punch List of items to be completed or corrected prior to final payment. Failure to include an item on the Punch List does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents.
 - 9.01.01 For a Project with an estimated cost of less than \$10 million, the Punch List shall be completed within thirty (30) calendar days after Substantial Completion of the Project, as same is defined in the Contract Documents. If Substantial Completion is not defined in the Contract Documents, the list shall be completed upon reaching beneficial occupancy or use.
 - 9.01.02 For a Project with an estimated cost of \$10 million or more, the Punch List shall be completed within thirty (30) calendar days, unless otherwise extended elsewhere in the Contract Documents, but not to exceed sixty (60) calendar days, after reaching Substantial Completion, as same is defined in the Contract Documents. If Substantial Completion is not defined in the Contract Documents, the list shall be completed upon reaching beneficial occupancy or use.
- 9.02 For a Project involving the construction of more than one building or structure, or involving a multiphased project, a Punch List shall be created for each building, structure, or phase of the Project pursuant to the limitations provided for above in 9.01.01 and 9.01.02, as applicable.
- 9.03 The failure to include any corrective work or pending items not yet completed on the List does not alter the responsibility of the Contractor to complete all the construction services purchased pursuant to the contract. All items that require correction under the Contract Documents and that are identified after the preparation and delivery of the Punch List remain the obligation of the Contractor as defined by the Contract Documents.

- 9.04 Upon completion of all of the items on the Punch List, the Contractor may submit a payment request for all remaining retainage withheld by the local governmental entity pursuant to this section. If a good faith dispute exists as to whether one or more items identified on the list have been completed pursuant to the Contract Documents, the Owner may continue to withhold an amount not to exceed 150 percent of the total costs to complete the outstanding item.
- 9.05 In the event that the Contractor fails, in whole or in part, to comply with the obligations and responsibilities required hereunder in paragraph 9.01, the Owner need not pay or process any payment request for remaining retainage.

ARTICLE 10. CONTRACT PAYMENTS

- 10.01 Schedule of Values:
- 10.01.01 The Contractor shall maintain and update the Schedule of Values originally provided to the Owner as Post-Award Information.
- 10.01.02 The Contractor's Schedule of Values apportions the Contract Price among the different elements of the required Work for purposes of periodic and final payments and shall be submitted as detail in support of the Contractor's monthly Application for Payment.
- 10.01.03 The Schedule of values shall be presented with such detail, and supported with whatever information the Project Consultant or the Owner reasonably requests.
- 10.01.04 The Contractor shall not imbalance its Schedule of Values nor artificially inflate or exaggerate any element thereof. Contractor's failure to comply with this provision shall be grounds for Owner to terminate Contractor, as provided for elsewhere herein.
- 10.02 The Owner shall pay the Contract Price to the Contractor in accordance with the procedures provided herein.
- 10.02.01 On or before the **15th** day of each month after commencement of performance, but no more frequently than once monthly, the Contractor may submit an Application for Payment to the Owner for the period ending the last day of the previous month or other pay period as mutually defined and agreed to by the Contractor and Owner and as provided for in the Contract Documents. The Contractor shall also deliver a copy of the Application for Payment to the Project Consultant.
- 10.02.02 Said Application for Payment shall be in the format required elsewhere in the Contract Documents and include whatever supporting information as may be required by the Project Consultant, the Owner, or both.
- 10.02.03 The Owner shall not be required to pay for stored materials or equipment except as set forth in Article 25 below.
- 10.02.04 Each Application for Payment shall be signed by the Contractor and shall constitute the Contractor's representation that the quantity of work has reached the level for which payment is requested, that the Work has been properly installed or performed in substantial compliance with the requirements of the Contract Documents, and that the Contractor knows of no reason why payment should not be made as requested.
- 10.02.05 Upon receipt of the Application for Payment, the Project Consultant shall:
- a. Within ten (10) days review the Application for Payment and may also review the Work at the Project site or elsewhere to determine whether the quantity and quality of the Work is as represented in the Application for Payment and is as required by the Contract Documents.
 - b. Approve in writing the amount which, in the opinion of the Project Consultant, is properly owing to the Contractor.

- 10.02.06 The Owner shall make payment to the Contractor within fifteen (15) days following the Project Consultant's written approval of the Application for Payment but in no event later than twenty-five (25) days after the invoice was received by the Owner.
- 10.02.07 The Owner may reject the Application for Payment within twenty (20) business days after the date on which the Application for Payment is stamped as received. The rejection shall be in writing and shall specify the deficiency in the payment request or invoice and the action necessary to make the payment request or invoice proper.
- 10.02.08 If the Owner disputes a portion of an Application for Payment, the undisputed portion must be timely paid.
- 10.02.09 The Contractor may submit a corrected Application for Payment which corrects the deficiency or deficiencies specified in writing by the Owner. The Owner shall either pay or reject the corrected Application for Payment within ten (10) business days after receipt of same.
- 10.02.10 If a dispute regarding the Application for Payment cannot be resolved pursuant to the process outlined herein, it must be resolved in accordance with the dispute resolution procedures outlined in Article 45.
- 10.02.11 The amount of each monthly payment shall be the amount approved for payment by the Project Consultant less such amounts, if any, otherwise owing by the Contractor to the Owner or which the Owner shall have the right to withhold as authorized by the Contract Documents or reasonable business practices. In the event of a dispute with regard to a portion of the Application for Payment, the Owner shall pay the undisputed portion pursuant to the timeline established in this Section.
- 10.02.12 The Project Consultant's approval of the Contractor's Applications for Payment shall not preclude the Owner from the exercise of any of its rights as set forth in the Contract Documents.
- 10.02.13 The submission by the Contractor of an Application for Payment also constitutes an affirmative representation and warranty that all Work for which the Owner has previously paid is free and clear of any lien, claim, or other encumbrance by any person whatsoever.
- 10.02.14 As a condition precedent to payment, the Contractor shall, as required elsewhere in the Contract Documents and as required by the Owner, also provide to the Owner documents relating to the Project, including but not limited to, updated schedules and daily logs, properly executed documents that all subcontractors, materialmen, suppliers or others having rights, acknowledge receipt of all sums due pursuant to all prior Payment Requests and waive and relinquish any rights or other claims of any nature relating to the Project.
- 10.02.15 Furthermore, the Contractor warrants and represent that, upon payment of the Application for Payment submitted, title to all work included in such payment shall be vested in the Owner.
- 10.02.16 Dollar Value/Time Graphs: Each of the Contractor's Application for Payment shall be accompanied by a graph, prepared by the Contractor, that consecutively tracks the percentage of completion of both the Application for Payment's dollar value attained and the contract time (calendar days) elapsed, all coinciding with the date of the Application for Payment.
- 10.03 When payment is received from the Owner, the Contractor shall within five (5) days pay all subcontractors, materialmen, laborers and suppliers the amounts they are due for all work covered by such payment. In the event such payments are not made in a timely manner the Owner may, in its discretion, invoke reasonable procedures in order to protect Owner's interest or Owner's desire to assist in having subcontractors, laborers, suppliers, materialmen or others paid.
- 10.04 It is mutually agreed that payments made under this Contract shall not constitute acceptance of defective or improper materials or workmanship nor shall same act as a waiver or release of future performance in accordance with the Contract Documents.

ARTICLE 11. WITHHOLDING PAYMENT TO CONTRACTOR

- 11.01 The Owner may withhold as retainage ten (10) percent of the payment owed to the Contractor until fifty-percent (50%) completion of the Project. After fifty-percent (50%) completion is reached, the Owner will reduce the amount of retainage withheld from each subsequent progress payment to five percent.
- 11.01.01 Fifty-percent (50%) completion shall be defined in the Contract Documents. If not defined, fifty-percent (50%) completion shall be the point at which the Owner has expended fifty-percent (50%) of the total cost of the construction services purchased with all costs associated with existing change orders and any other additions or modifications to the construction services provided for in the Contract Documents.
- 11.01.02 After fifty-percent (50%) completion of the Project, the Contractor may present to the Owner an Application for Payment of up to one-half of the retainage retained by the Owner prior to the fifty-percent completion date. The Owner shall promptly make such payment unless the Owner has grounds for withholding the payment retainage as provided herein.
- 11.02 If the City pays the retainage amount upon the Contractor's request which is attributable to the labor, services, or materials supplied by one or more contractors or suppliers, the Contractor shall timely remit payment of such retainage to those subcontractors or suppliers.
- 11.03 Regardless of the provisions in this Article, in no event shall the Owner be required to pay or release any amounts that are the subject of a good faith dispute, a claim brought pursuant to Fla. Stat. § 255.05, or otherwise the subject of a claim or demand by the Owner.
- 11.04 In addition to the Retainage, payments, including but not limited to Final Payment, may be withheld or reduced by the Owner in its sole discretion if any of the following exists:
 - 11.04.01 The Work is not proceeding in accordance with the Construction Documents Schedule as anticipated by the Project Consultant or the Owner. In that event, the Project Consultant or the Owner will assess the anticipated delay and the Owner will use the amounts specified for Liquidated Damages as the basis for amounts withheld. Said funds shall be held until such time as the Project Consultant or Owner determine that the Work is back on schedule. By making said funds available to Contractor, Owner does not waive its right to assess liquidated damages at the completion of the Project;
 - 11.04.02 Liquidated Damages as set forth in this Contract;
 - 11.04.03 Defective Work unremedied;
 - 11.04.04 Punch-List items unremedied;
 - 11.04.05 Subject to Owner's written notice to Contractor in accordance with the Contract Documents back charge items for work performed by Owner or another contractor at the request of Owner, which work is within the scope of the Work under this Construction Contract;
 - 11.04.06 Claims filed by subcontractors, laborers, suppliers, materialmen or others;
 - 11.04.07 Failure to comply with any and all insurance requirements;
 - 11.04.08 Failure of the Contractor to make payment properly to Subcontractors or others;
 - 11.04.09 Damage to the Owner or another contractor;
 - 11.04.10 Reasonable evidence that the Work will not be completed on or before the Substantial Completion or Final Completion Date;
 - 11.04.11 Failure of the Contractor to carry out any of its obligations in accordance with the Contract Documents;

- 11.04.12 Failure of the Contractor to submit the information or documents required by this Contract or reasonably required by Owner, including but not limited to schedules and daily logs.

ARTICLE 12. CONTRACTOR'S RIGHT UPON NONPAYMENT.

- 12.01 If within thirty (30) days of the date payment to the Contractor is due, the Owner, without cause or basis hereunder, fails to pay the Contractor any amounts then due and payable to the Contractor, the Contractor shall have the right to cease work until receipt of proper payment after first providing ten (10) days written notice of its intent to cease work to the Owner.

ARTICLE 13. INFORMATION AND MATERIAL SUPPLIED BY THE OWNER.

- 13.01 The Owner shall furnish to the Contractor, prior to the execution of the Contract, any and all written and tangible material, including but not limited to surveys and other information concerning existing conditions on the Site.
- 13.02 The Owner shall also furnish, if appropriate, the legal description of the Project site, and any required survey.

ARTICLE 14. LICENSES AND PERMITS.

- 14.01 All licenses and permits necessary to commence and prosecute the Work to completion shall be procured and paid for by the Contractor, unless expressly provided for elsewhere in the Contract Documents.
- 14.03 All easements and rights-of-way will be procured and paid for by the Owner unless otherwise specifically provided within the Contract Documents.

ARTICLE 15. CEASE AND DESIST ORDER.

- 15.01 In the event the Contractor fails or refuses to perform the Work as required herein, the Owner may instruct the Contractor to cease and desist from performing the Work in whole or in part. Upon receipt of such instruction, the Contractor shall immediately cease and desist as instructed by the Owner and shall not proceed further until the cause for the Owner's instructions has been corrected and the Owner instructs that the Work may resume.
- 15.02 In the event the Owner issues such instruction to cease and desist, and in the further event the Contractor fails and refuses within seven (7) days of receipt of same to provide adequate assurance to the Owner that the cause of such instructions will be eliminated or corrected, then the Owner shall have the right, but not the obligation, to carry out the Work with its own forces, or with the forces of another contractor, and the Contractor shall be fully responsible and liable for the costs of performing such work by the Owner.
- 15.03 The rights set forth herein are in addition to, and without prejudice to, any other rights or remedies the Owner may have against the Contractor.

ARTICLE 16. DUTIES, OBLIGATIONS AND RESPONSIBILITIES OF THE CONTRACTOR.

- 16.01 The Contractor shall perform the Work in accordance with the Contract Documents.
- 16.02 The Contractor shall supervise the Work and bear full responsibility for any and all acts or omissions of those engaged in the Work on behalf of the Contractor.
- 16.03 The Contractor hereby warrants that all labor provided under this Contract shall be competent to perform the tasks undertaken, that the product of such labor shall yield only first-class results, that all material and equipment provided shall be new and of high quality, that the Work will be complete, of high quality, without defects, and in compliance with the requirements of the Contract Documents. Any Work not complying with the requirements of this Subparagraph shall constitute a breach of the Contractor's warranty.

- 16.04 Unless expressly provided for elsewhere in the Contract Documents, the Contractor shall obtain and pay for all required permits, fees, and licenses and shall comply with all legal requirements applicable to the Work.
- 16.05 The Contractor shall prepare and submit schedules and supporting documentation as required elsewhere in the Contract Documents.
- 16.06 Record Keeping on Site:
- 16.06.01 The Contractor shall keep a daily log, an updated copy of the Contract Documents, approved shop drawings and other submittals, and other documents and materials as required by the Contract Documents at the site.
- 16.06.02 All of these items shall be available to the Owner and the Project Consultant at all regular business hours.
- 16.06.03 Upon final completion of the Work, all of these items shall be finally updated and provided to the Owner and shall become the property of the Owner.
- 16.07 Shop Drawings And Other Submittals:
- 16.07.01 The Contractor shall submit for approval with reasonable promptness and in a timely manner so as to cause no delay in the Work, various submittals including shop drawings as required for the Work of the various trades.
- 16.07.02 These shop drawings and other submittals shall be in accordance with the requirements of the Contract Documents and shall be carefully checked in every respect and signed by the Contractor before submitting same to the Project Consultant.
- 16.07.03 Shop drawings and other submittals from the Contractor are not part of the Contract Documents but are documents prepared and utilized by the Contractor to coordinate the Work.
- 16.07.04 The Contractor shall not do any Work requiring shop drawings or other submittals unless such have been approved in writing by the Project Consultant.
- 16.07.05 All Work requiring approved shop drawings or other submittal shall be done in compliance with such approved documents. However, approval by the Project Consultant or the Owner shall not be evidence that Work installed pursuant thereto conforms with the requirements of the Contract Documents.
- 16.07.06 The Owner and the Project Consultant shall have no duty to review partial submittal or incomplete submittal except as may be provided otherwise within the Contract Documents.
- 16.07.07 The Contractor shall maintain a submittal log which shall include, at a minimum, the date of each submittal, the date of any resubmittal, the date of any approval or rejection, and the reason for any approval or rejection.
- 16.07.08 The Contractor shall have the duty to carefully review, inspect and examine any and all submittal and resubmittals before submission of same to Owner or the Project Consultant.
- 16.08 The Contractor shall maintain the Project site in a reasonably clean condition during performance of the Work. Upon final completion, the Contractor shall thoroughly clean the Project site of debris, trash and excess materials or equipment. In the event the Project is located at or near occupied facilities, then Owner may establish additional rules and regulations regarding condition at the Project, including but not limited to, keeping the Project and the occupied premises clean, safe and secure.

- 16.09 At all times, the Contractor shall permit the Owner and the Project Consultant to enter upon the Project site and to review or inspect the Work.

ARTICLE 17. SUBCONTRACTS.

- 17.01 The Contract Documents make no attempt to fix the scope of the Work of any Subcontractor nor the responsibilities of any such Subcontractor, it being understood that the Contractor shall fix the scope of all Work and responsibilities of the Subcontractor. Contractor shall not replace Subcontractor without good cause.
- 17.02 The Contractor shall continuously update information concerning Subcontractors submitted to the Owner as Post-Award Information by submitting:
- 17.02.01 The general form of Subcontract Agreement used by the Contractor within thirty (30) days of execution of the Construction Contract.
- 17.02.02 Updated listings of Subcontractors denoting changes to the list submitted as Post-Award Information within ten (10) days of said change.
- 17.02.03 Copies of executed Subcontractor Contracts within ten (10) days of their execution.
- 17.02.04 A complete accounting of all payments made to Subcontractors and the balances owed to the Subcontractors with each Application For Payment submitted by the Contractor.
- 17.03 All contracts with Subcontractors shall incorporate by reference the terms and conditions of this Construction Contract.
- 17.04 The Contractor shall cause and require to be included in all Subcontracts a provision for the benefit of the Owner binding the Subcontractors to remain bound by the Subcontracts in the event the Contractor is replaced by another contractor pursuant to the terms of the Contract Documents. The Contractor shall also include in all Subcontracts a provision requiring the Subcontractor, in the event of the Contractor's termination, to consent to the assignment of their Subcontracts to the Owner.
- 17.05 The Owner may at any time request from the Subcontractors, or any of them, a sworn statement of account with the Contractor and the Contractor shall cause to be included in all Subcontracts a requirement that the Subcontractors provide said sworn statement upon Owner's request.
- 17.06 Each Subcontractor and supplier must agree to assign all of its warranties to Owner. In addition each Subcontractor and supplier must warrant all of its Work, equipment, materials and labor to Owner in accordance with the terms and provisions of its contractual obligations to Contractor and any legal or statutory provisions that apply to its work, materials or equipment.
- 17.07 Owner may at its discretion require Contractor to have major sub-subcontractors or suppliers comply with the requirements of this Article 16 or other provisions of the Contract Documents.

ARTICLE 18. CONTRACTOR'S SUPERINTENDENT

- 18.01 Before starting the Work, Contractor shall designate an English speaking, competent, authorized representative (hereinafter Superintendent), acceptable to the Owner, to represent and act for the Contractor. The Contractor shall:
- 18.01.01 Inform Owner, in writing, of the name and address of such representative together with a clear definition of the scope of his authority to represent and act for Contractor and shall specify any and all limitation on such authority.
- 18.01.02 Keep the Owner informed of any subsequent changes in the foregoing.

- 18.02 The Superintendent shall be present (or be temporarily represented by a person familiar with the project work activities and schedule) at the site of the Work at all times when the Work is actually in progress.
- 18.04 All notices, determinations, instructions and other communications given to the Contractor's Superintendent shall be binding upon the Contractor.
- 18.05 The Superintendent shall maintain a daily log/report which shall include at least the following information: weather conditions; trades at site; manpower totals by trade; heavy equipment in use; activities in progress; and inspections at site. Copies of the daily entries shall be provided to the Owner once per month, or as required elsewhere in the Contract Documents.

ARTICLE 19. COOPERATION WITH OTHERS.

- 19.01 The Owner and other contractors and subcontractors may be working at the site during the performance of the Construction Contract, and Contractor's work may be interfered with as a result of such concurrent activities. Contractor shall fully cooperate with Owner and other contractors to avoid any delay or hindrance of the Work. Owner may require that certain facilities be used concurrently by Contractor and other parties and Contractor shall comply with such requirements.
- 19.02 If any part of the Contractor's work depends on proper execution or results from any work performed by the Owner or any separate contractor, the Contractor shall, prior to proceeding with the Work, promptly report to the Owner any apparent discrepancies or defects in such work that render it unsuitable for such proper execution and results. Failure of the Contractor to so report shall constitute an acceptance of the Owner or separate contractor's work as fit and proper to receive Contractor's Work, except as to defects which may subsequently become apparent in such work performed by others.

ARTICLE 20. SITE CONDITIONS.

- 20.01 Contractor shall have the sole responsibility to conduct reasonable inspection of the site and to satisfy itself concerning the nature and location of the Work and the general and local conditions, and particularly, but without limitation, with respect to the following: those affecting transportation, access, disposal, handling and storage of material; availability and quality of labor, water and electric power; availability and condition of roads; climatic conditions; location of underground utilities as depicted in the Contract Documents; governmental processes and requirements for obtaining permits other than issuance of the original building permits, certificates of occupancy and other regulatory/utility approvals; physical conditions at the work sites and the Project area as a whole; topography and ground surface conditions; subsurface geology, and nature and quality of surface and subsurface materials to be encountered; equipment and facilities needed preliminary to and during performance of the Construction Contract; and all other matter which can in any way affect performance of the Construction Contract, or the cost associated with such performance.
- 20.02 The failure of Contractor to acquaint itself with any applicable condition will not relieve it from the responsibility for properly estimating either the duration, difficulties, or the costs of successfully performing the Work.
- 20.03 Contractor may reasonably rely upon site documentation provided by the Owner. In the event that during the course of the Work Contractor encounters an underground utility facility that was not shown on the Contract Documents; or subsurface or concealed conditions at the Project site which differ materially from those shown on the Contract Documents and from those ordinarily encountered and generally recognized as inherent in work of the character called for in the Contract Documents; or unknown physical conditions of the Project site, of an unusual nature, which differ materially from that ordinarily encountered and generally recognized as inherent in work of the character called for in the Contract Documents, Contractor, without disturbing the conditions and before performing any work affected by such conditions, shall, within forty-eight (48) hours of their discovery, notify Owner and Project Consultant in writing of the existence of the aforesaid conditions. Project Consultant and Owner shall, within two (2) business days after receipt of Contractor's written notice, investigate the site conditions identified by Contractor. If, in the sole opinion of

Project Consultant, the conditions do materially so differ and cause an increase or decrease in Contractor's cost of, or the time required for, the performance of any part of the Work, whether or not changed as a result of the conditions, Project Consultant shall recommend an equitable adjustment to the Contract Price, or the Contract Time, or both. If Owner and Contractor cannot agree on an adjustment in the Contract price or the Contract time, the adjustment shall be referred to Project Consultant for determination. Should Project Consultant determine that the conditions of the Project site are not so materially different to justify a change in the terms of the Contract, Project Consultant shall so notify Owner and Contractor in writing, stating the reasons, and such determination shall be final and binding upon the parties hereto. No request by Contractor for an equitable adjustment to the Contract under this provision shall be allowed unless Contractor has given written notice in strict accordance with the provisions of this Article. No request for an equitable adjustment or change to the Contract Price or Contract Time for differing site conditions shall be allowed if made after the date certified by Project Consultant as the date of substantial completion.

ARTICLE 21. RESPONSIBILITY FOR WORK SECURITY.

- 21.01 Contractor shall at all times conduct, at its expense, all operations under the Construction Contract in a manner to avoid the risk of loss, theft or damage by vandalism, sabotage or other means to any property.
- 21.01.01 Contractor shall promptly take such reasonable precautions as are necessary and adequate against any conditions which involve risk of a loss, theft or damage to its property.
- 21.01.02 Contractor shall continuously inspect all of its Work, materials, equipment and facilities to discover and determine any such conditions and shall be solely responsible for discovery, determination and correction of any such condition.
- 21.02 Contractor shall comply with all applicable laws and regulations.
- 21.02.01 Contractor shall cooperate with Owner on all security matters as set forth elsewhere in the Contract Documents and shall promptly comply with any project security requirements established by Owner.
- 21.02.02 These security requirements may be more stringent in the event portions of the facilities or project are occupied or otherwise being used.
- 21.02.03 Such compliance with these security requirements shall not relieve Contractor of its responsibility for maintaining property security for the above noted items, nor shall it be constructed as limiting in any manner Contractor's obligation to undertake reasonable action as required to establish and maintain secure conditions at the site.
- 21.03 Contractor shall prepare and maintain accurate reports of incidents of loss, theft or vandalism and shall provide these reports to Owner in a timely manner.

ARTICLE 22. PROTECTION OF WORK IN PROGRESS, MATERIALS AND EQUIPMENT.

- 22.01 Contractor shall be responsible for and shall bear any and all risks of loss or damage to Work in progress, all materials delivered to the site, and all materials and equipment involved in the Work until completion and final acceptance of the Work under this Contract.
- 22.02 Permanent openings for the introduction of work and materials to the structure and construction site shall be protected so that upon completion, the Work will be delivered to the Owner in proper, whole and unblemished condition.

ARTICLE 23. ADMINISTRATION OF THE CONTRACT.

- 23.01 The Project Consultant will provide Administration of the Contract.

- 23.01.01 For those projects for which the City Engineer serves as the Project Consultant, all references to the Project Consultant shall be considered to be the City Engineer.
- 23.01.02 In the event the Owner should find it necessary to replace the Project Consultant, the Owner shall retain a replacement and the role of the replacement shall be the same as the role of the original Project Consultant.
- 23.02 Unless otherwise directed by the Owner in writing, the Project Consultant will perform those duties and discharge those responsibilities allocated to the Project Consultant by the Owner.
- 23.03 Neither the Project Consultant nor the Owner will be responsible for construction means, methods, techniques, sequences or procedures, safety precautions and programs in connection with the Work or for the acts of omission or commission of the Contractor, its Subcontractors or their agents or employees.
- 23.04 The Project Consultant and Owner will each have the authority to reject Work which does not conform to the Contract Documents and to require special inspection or testing with prior approval by the Owner. Neither the Project Consultant's nor the Owner's authority to act under this Paragraph, nor any decision made by them in good faith either to exercise or not to exercise such authority, shall give rise to any duty or responsibility of the Project Consultant or the Owner to the Contractor, any Subcontractor, any of their agents or employees, or any other person performing any of the Work.
- 23.05 The Contractor shall forward all communications to the Project Consultant, with simultaneous copies to the Owner.
- 23.06 The Project Consultant will review and certify the Contractor's Application for Payments which the Owner must subsequently approve prior to Payment of the Contractor.
- 23.07 The Project Consultant shall approve shop drawings for design only, the Contractor being responsible for all dimensions, quantities, etc., necessary to complete the Work in compliance with the Drawings and Specifications and other Contract Documents.
- 23.08 The duties, responsibilities and limitations of authority of the Project Consultant and the Owner will not be modified nor extended without written consent of the Contractor, the Project Consultant, and the Owner.
- 23.09 Notwithstanding anything to the Contrary in these General Conditions or any other "Contract Document" as that term is defined in the Professional Services Agreement between the City of Pompano Beach, Florida and the Project Consultant, it is not the intention nor shall any of the provisions of those documents act as a release, limitation or discharge of the obligations or responsibilities of the Project Consultant pursuant to its agreement with the Owner.
- 23.10 The Project Consultant will utilize the Contractor Performance Report to monitor and record the Contractor's performance for the work specified by the contract. The Contractor Performance Report has been included as an exhibit to the contract.

ARTICLE 24. MATERIALS.

- 24.01 The Contractor shall provide materials and equipment as required in the Contract Documents. No substitution will be permitted except in the instance where a material is no longer available during the progress of the Work or is deemed by the Owner to be no longer suitable or appropriate for incorporation into the Work or for obvious economic benefits accruable to the Owner.
- 24.01.01 Any such substitution must be approved by the Project Consultant and Owner prior to incorporation of the proposed substitution into the Work.
- 24.01.02 Proposed substitutions must be submitted for consideration from the Contractor to the Project Consultant and the Owner. Documentation for the proposed substitution must include, but is not limited to

substantiation of the Contractor's efforts to obtain the originally specified materials including documentary evidence from the original materials' manufacturer that such materials are not available.

- 24.01.03 Product delivery lead times shall not serve as a basis for any substitution request except for where approved in advance by the Owner.
- 24.01.04 All additional costs incurred by the Owner as the result of any substitution will be the direct responsibility of and borne by the Contractor.
- 24.02 The Contractor shall make written request to the Project Consultant for and obtain his written approval of the use of any materials proposed for use when "approval" materials are specified or a performance type specification is utilized without mentioning any standard by name.
- 24.03 If, in the opinion of the Project Consultant, a specified product or equipment no longer meets the quality of the products or equipment required for the Work, Project Consultant shall request a Change Order Proposal from the Contractor for modifying the Contract to incorporate the respective changes to the Work required, the Contract amount, and the Contract Time as beneficial to the Owner.

ARTICLE 25. STORED MATERIALS.

- 25.01 Contractor shall, at its expense, receive, unload, store in a secure place, and deliver from storage to the construction site all materials and equipment required for the performance of the Contract.
- 25.01.01 Contractor is not entitled to payment for same except for those materials which in Owner's discretion are properly stored and are going to be installed or incorporated into the construction of the Project within thirty (30) days of delivery to the construction site.
- 25.01.02 The storage facilities and methods of storing shall meet Owner's approval and shall be in accordance with manufacturer's recommendations, or Owner will not be obligated to pay for same.
- 25.01.03 Materials and equipment subject to degradation by outside exposure shall be stored in a weather tight enclosure provided by Contractor at its expense.
- 25.01.04 Owner may at its discretion require material to be stored in an air-conditioned location.
- 25.02 Provided the above conditions are met, the stored materials may be included in a subsequent Application for Payment if the Contractor also complies with the following:
 - 25.02.01 An applicable purchase order is provided listing the materials in detail and identifying the Contract Documents, by name, with verification that the total value of the purchase order amount reconciles with the corresponding application for payment stored materials line item value.
 - 25.02.02 Evidence that proper storage security is provided.
 - 25.02.03 The Owner is provided legal title (free of liens or encumbrances of any kind) to the material that is stored or stockpiled.
 - 25.02.04 The Contractor and/or its Subcontractor have provided insurance for the Stored Materials against loss, damage (from whatever source), or disappearance, including loss or theft prior to incorporation into the Work. By execution of the Contract, Contractor releases Owner from any responsibility for Stored Materials and assumes all liability for and risk of loss or damage, by whatever means, including Owner's alleged negligence, regardless of whether the Owner has paid for said Stored Materials.
- 25.03 Once any Stored Material is paid for by Owner, it shall not be removed from the designated storage area except for incorporation into the Project or upon subsequent written approval by Owner.

- 25.04 No Applications for Payment shall be submitted nor payments made based on the value of materials stored at locations other than the Project, unless otherwise approved in writing by the Owner.
- 25.05 It is further agreed between the parties that the transfer of title and the Owner's payment for any Stored Material pursuant to the Contract Documents shall in no way relieve the Contractor of the responsibility for providing and installing such material in accordance with the requirements of the Contract Documents.
- 25.06 The Contractor warrants that title to all of the Work or Stored Materials covered by the Application for Payment will pass to the Owner either by incorporation in the Project or upon receipt of payment by the Contractor, whichever occurs first, free and clear of all liens, claims, security, interest or encumbrance; and that none of the Work and none of the Stored Materials covered by the Application for Payments will have been acquired by the Contractor, or by any other person performing the Work at the site or providing materials and equipment to the Project, subject to an agreement under which an interest therein or encumbrance thereon is retained by the seller or otherwise imposed by the Contractor or such person.
- 25.07 In the event stored materials which Owner is paying for in advance of their being installed or incorporated into the Project pursuant to this Paragraph are not installed or incorporated into the Project within thirty (30) days of when they are delivered to the site, Contractor shall not be entitled to payment for any future stored materials on this Project and the amounts previously approved for payment for said materials shall be deducted from the Contractor's next application for payment..

ARTICLE 26. INSPECTION: REJECTION OF MATERIALS AND WORKMANSHIP.

- 26.01 All material and equipment provided and work performed shall be properly inspected by Contractor, at its expense, and shall at all times be subject to quality surveillance, inspections, observations or quality audit by Owner, Project Consultant and any inspectors conducting an inspection pursuant to code, law, regulations, etc.
- 26.01.01 Contractor shall provide safe and adequate facilities, and all samples, drawings, lists and documents necessary for such quality surveillance, observation or quality audit.
- 26.01.02 The Contractor shall permit and facilitate inspection of the Work by the Owner, Project Consultant, Inspectors for any governmental agency, authority, or board.
- 26.01.03 Owner also reserves the right to designate others such as consultants, commissioning authorities, test and balance agents, forensic specialists, etc. to conduct inspections during or subsequent to the Work as Owner in its discretion desires.
- 26.01.04 Owner and Project Consultant shall be afforded full and free access to the shops, factories or places of business of Contractor and its Subcontractors for such quality surveillance, observation or quality audit and to determine the status of the Work.
- 26.01.05 In the event the Project Consultant or Owner requires a factory inspection, the Contractor shall notify the suppliers that the material shall not be produced or fabricated without due notice to the Project Consultant and Owner and an opportunity for such inspection.
- 26.02 If any Work should be covered up without approval or consent of the Project Consultant or Owner, it must, if required by the Project Consultant or Owner, be uncovered for examination at the Contractor's expense.
- 26.03 If any material, equipment or workmanship is determined by Owner, City Engineer, Project Consultant or Inspector either during performance of the Work or on final quality surveillance, or during any applicable warranty period, to be defective or not complying with the requirements of this Construction Contract, Owner, City Engineer, Project Consultant or Inspector will notify Contractor in writing that such material, equipment or portions of the Work is rejected and Owner reserves the right to withhold payment on any such item or seek compensation from Contractor for same. Thereupon, Contractor shall, at its own expense, immediately remove, replace or correct such defective material, equipment or portions of the Work by

making the same comply strictly with all requirements of the Contract Documents. The Contractor shall be responsible for the costs of any additional site observations, special inspections and/or testing, or other activities of either the Project Consultant or the Owner made necessary by the correction of such defective materials, equipment or portions of the Work.

- 26.04 Neither the failure to make such quality surveillance, observation or quality audit, nor to discover defective workmanship, materials, or equipment, shall prejudice the rights of Owner to correct or reject the same as hereinafter provided.

ARTICLE 27. WARRANTY.

- 27.01 Unless otherwise provided elsewhere in the Contract Documents, all material and equipment incorporated into any Work covered by the Contract Documents shall be new and, where not specified, of the most suitable grade of their respective kinds for their intended use, and all workmanship shall be in accordance with construction practices acceptable to Owner and Project Consultant.
- 27.02 Unless otherwise provided in the Contract Documents, Contractor warrants all Work, equipment, materials and workmanship to be in accordance with the Contract Documents, any and all applicable codes, proper and workmanlike, first class and free from defects for a period of twelve (12) months (unless longer guarantees or warranties are provided for elsewhere in the Contract Documents in which case the longer periods of time shall prevail) from and after Final Completion of the Work under the Contract Documents, regardless of whether the same were provided or performed by Contractor or by any Subcontractor.
- 27.03 Contractor's warranty with respect to latent defects shall be in accordance with Chapter 95, Florida Statutes, and other applicable provisions of State law.
- 27.04 In the event of damage or injury to persons or property or other consequential or resultant damages result from Contractor's breach of any warranties, then the Contractor will be responsible for same.

ARTICLE 28. OFFICE SPACE FOR THE OWNER'S PERSONNEL.

- 28.01 The Contractor shall provide, at Contractor's expense, for the duration of the Work, a suitable lockable office for any Owner designated personnel.

ARTICLE 29. PROJECT RECORD DOCUMENTS AND SURVEY.

- 29.01 A marked up record set of the Contract Documents and other project records as required elsewhere within the Contract Documents will be kept up to date by the Contractor on the jobsite at all times. These documents will be given to the Project Consultant at the completion of the Work as required by the Contract Documents, and properly labeled as "Project Record Documents."
- 29.02 In addition to the "Project Record Documents", the Contractor will cause to have prepared by a Surveyor, registered in the State of Florida, a site survey clearly representing all Work done under this Contract and updating the original survey as may have been provided by the Owner.
- 29.03 The Contractor shall submit Project Record Documents and Survey in the manner and format specified elsewhere in the Contract Documents.
- 29.04 This is a critical item and final payment will be withheld from the Contractor until "Project Record Documents" and survey are provided by the Contractor and approved by the Project Consultant.

ARTICLE 30. SALVAGE.

- 30.01 Any salvage resulting from clearing, grubbing, grading, draining, remodeling or altering any existing facilities on this site shall be the property of the Owner; and this material shall be piled or stacked on the site if the Owner desires this material.

30.02 If this material is not desired by the Owner, it shall be disposed of by the Contractor at his expense.

ARTICLE 31. CLAIMS BY THE CONTRACTOR.

31.01 Although Contractor acknowledges the No Damage for Delay clause set forth in Article 6 of the Agreement between Owner and Contractor, in the event the Contractor is entitled to assert any other claim against Owner for any reason, claims by the Contractor against the Owner (except for claims asserted under Article 20 which are treated as set forth therein), are subject to the following terms and conditions:

31.01.01 All Contractor claims against the Owner shall be initiated by a written claim submitted to the Owner, c/o the City Engineer, and the Project Consultant. Such claim shall be received by the Owner and the Project Consultant no later than fifteen (15) calendar days after the event, or the first appearance of the circumstances causing the claim, and same shall set forth in detail all known facts and circumstances supporting the claim and the actual damages or injuries suffered;

31.01.02 The Contractor shall continue diligently with its performance hereunder regardless of the existence of any claims submitted by the Contractor;

31.01.03 In the event the Contractor seeks to make a claim, as a condition precedent to any such claim the Contractor shall strictly comply with the notice requirements above and such claim shall be made by the Contractor before proceeding to execute any additional or changed Work. Failure of the condition precedent to occur, i.e., providing notice as required in Article 31.01.01 above, shall constitute a complete waiver by the Contractor of any claim for additional compensation or extension of time. This written notice requirement may not be waived by verbal representations or the acts of representatives of the Owner or Project Consultant;

31.01.04 In connection with any claim by the Contractor against the Owner for compensation in excess of the Contract Price, any liability of the Owner for the Contractor's cost shall be strictly limited to direct cost of labor and materials incurred by the Contractor at the jobsite and shall in no event include indirect cost, overhead, loss of profit, or consequential damages of the Contractor. The Owner shall not be liable to the Contractor for claims of third parties including, but not limited to, subcontractors, suppliers, laborers, etc.

ARTICLE 32. CHANGE ORDERS.

32.01 One or more changes to the Work within the general scope of this Contract may be ordered by the Owner by Change Order, Project Consultant's Supplementary Instructions, and Construction Change Directives.

32.02 The Contractor shall proceed with any extra Work or changes which alter the Contract by adding to, or deducting from the Contract Sum or Contract Time in strict accordance with the following terms and conditions:

32.02.01 Change Order shall mean a written order to the Contractor executed by the Owner and the Project Consultant after execution of this Contract, directing a change in the Work and may include a change in the Contract Price or the time for the Contractor's performance, or any combination thereof;

32.02.02 Any change in the Contract Price or time resulting from a Change Order shall be determined as follows:

- a. By mutual agreement between the Owner and the Contractor as evidenced by (a) the change in the Contract Price or time being set forth in Change Order in accordance with Article 32.02.08 below, and (b) the execution of the Change Order; or,
- b. If no mutual agreement occurs between the Owner and the Contractor, the change in the Contract Price, if any, shall be derived based upon the Cost Plus Price basis (as set forth in Article 32.02.08 below) by determining the "total actual costs" (in accordance with Article 32.02.09 below), incurred

or savings achieved, resulting from revisions in the Work. Such total actual costs or savings shall include a component for direct jobsite overhead and profit but under no circumstances shall it include non-job site overhead expenses or costs or any other indirect costs or components. Any such costs or savings shall be documented in the format, and with such content and detail as the Owner or the Project Consultant requires. If agreement is not reached as to the change in time, Contractor shall be given a reasonable time based upon the scope of Work required by the change.

- 32.02.03 The execution of a Change Order by the Contractor shall constitute conclusive evidence of the Contractor's agreement to the ordered changes in the Work and the change in the Contract Price and the time for performance by the Contractor. The Contractor, by executing the Change Order, waives and forever releases any claim against the Owner for additional time or compensation for issues or matters relating to or arising out of or resulting from the Work included within or affected by the executed Change Order.
- 32.02.04 The Contractor shall notify and obtain the consent and approval of the Contractor's surety with reference to all Change Orders if such notice, consent or approval are required by the Owner, the Project Consultant, the Contractor's surety or by law. The Contractor's execution of the Change Order shall constitute the Contractor's warranty to the Owner that the surety has been notified of, and consents to, such Change Order and the surety shall be conclusively deemed to have been notified of such Change Order and to have expressly consented thereto, and that the penal sums of the performance and payment bonds furnished by Contractor and Surety are adjusted coextensively with the amount of the Change Order.
- 32.02.05 The Owner, without invalidating the Contract, may require the change for any reason whatsoever. All such Work shall be executed under the terms of the original Contract.
- 32.02.06 All change orders and adjustments shall be in writing and executed by the Contractor and Owner; otherwise, no claim for additional compensation or time will be allowed.
- 32.02.07 The amount of credit to be allowed by the Contractor to the Owner for a deletion or change which results in a net decrease in the Contract Sum shall be the total actual cost (as set forth in Article 32.02.09 below) saved as confirmed by the Project Consultant. The amount shall not include an amount for the overhead and profit of the Contractor which the Owner is not required to pay as a result of the deletion or decrease. When both additions and credits covering related Work or substitutions are involved in a change, the overhead and profit shall be calculated on the basis of net increase, if any, with respect to that change.
- 32.02.08 The value of any change ordered under the Contract for extra Work and/or any reductions in Work required, shall be determined under one or more of the following procedures before a written Change Order is issued.
- a. By **UNIT PRICES** named in the Contract or subsequently agreed upon by the Owner and the Contractor, which prices shall include Contractor's overhead and profit.
 - b. By **LUMP SUM PRICE** agreed upon actual reasonable costs and direct job site overhead by the Owner and the Contractor, which price shall include Contractor's overhead and profit but under no circumstances shall it include non job site overhead, expenses or costs or any other indirect costs; a breakdown of the estimated costs comprising the lump sum price may be required by the Project Consultant for his review. Percentage for overhead and profit shall be determined in accordance with the method listed for **COST PLUS PRICE**, subparagraph (c.) below.
 - c. By a **COST PLUS PRICE** based on total actual costs as defined in Article 32.02.09 below, plus an added percentage, all determined as follows:

OVERHEAD AND PROFIT:

JOB SITE OVERHEAD, including supervision and the furnishing, use and maintenance of small tools and ordinary equipment incidental to and required for the work of subcontractors (whether performed by them or others) shall be considered to be just and fully compensated for, by adding an amount equal to five percent (5%) of the sum of material costs (as defined under Article 34.08.09(a) below) and labor costs (as defined under Article 34.08.09(b) below), and rentals (as defined under Article 32.08.09(c) below). There shall be no compensation for any non job site overhead, expenses or costs.

PROFIT, may then be added by the subcontractor to the above material costs and labor costs, including the JOB SITE OVERHEAD allowance, at the rate of 10% of the sum of those costs.

JOB SITE OVERHEAD, including general supervision and the furnishing, use and maintenance of small equipment incidental to and required for the Work of the General Contractor (including that of his subcontractors) shall be considered to be just and fully compensated for by adding an amount equal to ten percent (10%) of the sum of material costs (as defined under Article 32.08.09(a) below and labor costs (as defined under Article 32.08.09(b) below) and rentals (as defined under Article 32.08.09(c) below). There shall be no compensation for any non job site overhead expenses or costs.

PROFIT may then be added by the Contractor to the above material costs and labor costs, including the JOB-SITE OVERHEAD allowance, at the rate of five percent (5%) of the sum of those costs.

- d. BOND ALLOWANCE, for maintaining the Performance Bond at 100% of the contract amount, a sum of one percent (1%) of the total cost of the change, (including material, labor, overhead and profit, and equipment rentals) shall be allowed on all change orders.

32.02.09 The total actual costs of materials, labor and equipment rentals may include the following only:

- a. Material costs actually recorded by the Contractor and/or subcontractors as they are delivered to the site and as evidenced from originally receipted invoices, listing appropriate quantities and unit prices. Records in proper form shall be maintained and available to the Project Consultant at all times.
- b. Labor costs represented by the actual wages paid to all laborers, apprentices, journeymen, and foremen involved in and necessary to completing the particular construction operations, for each day and every hour such labor teams and foremen are actually employed and on the extra Work required, including the net cost of insurance, Social Security and Workmen's Compensation. The furnishing, use and maintenance of small tools and ordinary equipment normal to the work of individual workmen in the trades will be considered part of the labor costs. Records in proper form shall be maintained and available to the Project Consultant at all times.
- c. Rentals for special equipment or machinery such as power driven roller, tractors, trucks, shovels, drills, mixers, pumps, hoists, etc., required for the economical performance of the Work, at reasonable rental prices agreed upon before work commences, shall be allowed the Contractor and/or his subcontractors by the Project Consultant for each and every hour such special equipment is in use on the particular work.

32.02.10 The Contractor is obligated to proceed with the Work for a Change Order, even though there has not been an agreement reached with the Owner as to an adjustment to the Contract Price or time, and even if there is a dispute as to same. In such instances the Owner, City Engineer or Project Consultant will issue a Construction Change Directive to Contractor providing for the scope of work to be performed and the payment therefore based on 32.02.09 above. A Change Order or proposed Change Order shall not be the basis of the Contractor not performing pursuant to the Contract Documents.

- 32.02.11 The Contractor, Owner and Project Consultant shall administer and document the Change Order process by utilizing the documentation specified elsewhere in the Contract Documents, including a Construction Change Directive.
- 32.03 The Project Consultant will have authority to order minor changes in the Work not involving an adjustment to the Contract Sum or Contract Time and not inconsistent with the intent of the Contract Documents. Such changes shall be effected by written order of the Project Consultant and such changes shall be binding on the Owner and the Contractor.
- 32.04 The Owner has authorized the following approval thresholds for Change Orders in the Name of The City of Pompano Beach, Florida under its General Services Manual, the rules of which are incorporated below:
- A. The City Manager is authorized to approve change orders up to the cumulative total of 10 percent of the original construction contract amount, not to exceed \$75,000 in the aggregate.
 - B. When the cumulative total of all change orders on a project has exceeded the ceiling established in 32.04A above, all subsequent change orders will require prior City Commission approval, except in emergency cases as declared by the City Manager, or where the change order in question would be in the form of a credit, thereby reducing the adjusted contract amount.
 - C. Approval of change orders under this policy shall be for the purposes of expediting the work in progress and shall be confirmed by City Commission action at the next regular meeting of the City Commission.

ARTICLE 33. DISCOVERING AND CORRECTING DEFECTIVE OR INCOMPLETE WORK.

- 33.01 In the event that the Contractor covers, conceals or obscures its work in violation of this Contract or in violation of a directive from the Owner or the Project Consultant, such work shall be uncovered and displayed for the Owner's or Project Consultant's inspection upon request, and shall be reworked at no cost in time or money to the Owner.
- 33.02 If any of the work is covered, concealed or obscured in a manner not covered by Subparagraph (A) above, it shall, if directed by the Owner or the Project Consultant, be uncovered and displayed for the Owner's or Project Consultant's inspection. If the uncovered work conforms substantially with this Contract, the costs incurred by the Contractor to uncover and subsequently replace such work shall be borne by the Owner; otherwise, such costs shall be borne by the Contractor.
- 33.03 The Contractor shall, at no additional cost in money to the Owner or extension of time correct work rejected by the Owner or by the Project Consultant as defective or failing to conform to this Contract. Additionally, the Contractor shall reimburse the Owner for all testing, inspections and other expenses incurred as a result thereof.
- 33.04 In addition to its warranty obligations set forth elsewhere herein, the contractor shall be specifically obligated to correct any and all defective or nonconforming work for a period of twenty-four (24) months following final completion upon written direction from the Owner.
- 33.05 The Owner may, but shall in no event be required to, choose to accept defective or nonconforming work.
- 33.05.01 In such event, the Contract Price shall be reduced, at Owner's option, by the greater of (i) the reasonable costs of removing and correcting the defective or nonconforming work, or (ii) the difference between the fair market value of the Project as constructed and the fair market value of the Project had it not been constructed in such a manner as to include defective or nonconforming work.

- 33.05.02 If the remaining portion of the unpaid Contract Price, if any, is insufficient to compensate the Owner for the acceptance of defective or nonconforming work, the Contractor shall, upon written demand from the Owner, pay the owner such remaining compensation for accepting defective or nonconforming work.

ARTICLE 34. SAFETY, PROTECTION OF WORK AND PROPERTY.

- 34.01 Contractor shall be fully and solely responsible for conducting all operations under this Construction Contract at all times in such a manner as to avoid the risk of bodily harm to persons and damage to property. Contractor shall continuously and diligently inspect all Work, material and equipment to discover any conditions which might involve such risks and shall be solely responsible for discovery and correction of any such conditions.
- 34.02 Contractor shall instruct its personnel on the requirements of the Contractor's safety program and shall coordinate with other contractors and subcontractors on safety matters.
- 34.03 Contractor shall provide safety equipment and enforce the use of such equipment by its employees.
- 34.04 Contractor shall maintain accurate accident and injury reports and shall provide to Owner a monthly summary of injuries and man hours lost due to injuries.
- 34.05 Contractor shall maintain all portions of the Work in a neat, clean and sanitary condition at all times.
- 34.06 Contractor shall assure that all Subcontractors shall, without expense to Owner, comply with the foregoing.
- 34.07 Contractor shall comply with any and all rules, regulations, laws, etc., which apply to safety requirements, including but not limited to OSHA requirements.
- 34.08 Safety Precautions and Programs:
- 34.08.01 The Contractor shall be responsible for initiating, maintaining and supervising all safety precautions and programs in connection with the performance of the Contract.
- 34.08.02 In the event the Contractor encounters on the site material reasonably believed to be asbestos or polychlorinated biphenyl (PCB) which has not been rendered harmless, the Contractor shall immediately stop Work in the area affected and report the condition to the Owner and Project Consultant in writing. The Work in the affected area shall not thereafter be resumed except by written notice from the Owner. The Work in the affected area shall be resumed in the absence of asbestos or polychlorinated biphenyl (PCB), or when it has been rendered harmless, by written agreement of the Owner, Contractor and Project Consultant.
- 34.08.03 The Contractor shall not be required to perform without consent any Work relating to asbestos or polychlorinated biphenyl (PCB).
- 34.09 Safety of Persons and Property
- 34.09.01 The Contractor shall take reasonable precautions for safety of, and shall provide reasonable protection to prevent damage, injury or loss to:
- a. Employees on the Work and other persons who may be affected thereby;
 - b. The Work and materials and equipment to be incorporated therein, whether in storage on or off the site, under care, custody or control of the Contractor or the Contractor's Subcontractors or Sub-subcontractors; and
 - c. Other property at the site or adjacent thereto, such as trees, shrubs, lawns, walks, pavements, roadways, structures and utilities not designated for removal, relocation or replacement in the course of construction.

- 34.09.02 The Contractor shall give notices and comply with applicable laws, ordinances, rules, regulations and lawful orders of public authorities bearing on safety of person or property or their protection from damage, injury or loss.
- a. The Contractor and his Subcontractors shall comply with and conform in all respects to the standard set forth in the Occupational Safety and Health Act (OSHA) of 1970.
 - b. The Contractor shall prominently post and maintain on the jobsite:
 - 1) OSHA 200: Log and summary of occupational injuries and illnesses.
 - 2) OSHA 2203: Provisions of the Act poster.
- 34.09.03 The Contractor shall implement and maintain a continuing safety program applicable to all Contractor employees, Subcontractors, and Sub-subcontractors, to include:
- a. Designating a responsible member of the Contractor's organization at the site as the Contractor's "Safety Officer" whose duty shall be the prevention of accidents, safety inspections, and accident documentation. This person shall be the Contractor's superintendent unless otherwise designated by the Contractor in writing to the Owner and the Project Consultant.
 - b. Holding weekly safety meetings with employees and Subcontractors.
 - c. Implementing OSHA Voluntary Protection Programs.
 - d. Ensuring the presence of an American Red Cross (or other organization acceptable to the Owner) certified Cardiopulmonary Resuscitation (CPR) and first-aid trained individual on site at all times.
 - e. Compliance with the Drug Free Work Place Act of 1988, the Federal Omnibus Transportation Employee Testing Act of 1991, and the certification of compliance with the same as required by the Owner in Document 00457, Drug-Free Workplace Certification.
 - f. Erecting and maintaining reasonable safeguards for safety and protection, including posting danger signs and other warnings against hazards, promulgating safety regulations and notifying owners and users of adjacent sites and utilities.
 - g. Ensuring that employees are not discriminated against or discharged for filing reasonable safety or health complaints or for otherwise exercising their rights in these regards.
- 34.09.04 When use of hazardous materials or equipment or unusual methods are necessary for execution of the Work, the Contractor shall exercise utmost care and carry on such activities under supervision of properly qualified personnel.
- 34.09.05 The Contractor shall promptly remedy damage and loss (other than damage or loss insured under property insurance required by the Contract Documents) to properly caused in whole or in part by the Contractor, a Subcontractor or a Sub-subcontractor, or anyone directly or indirectly employed by any of them, or by anyone for whose acts they may be liable and for which the Contractor is reasonable, except damage or loss attributable to acts or omissions of the Owner or Project Consultant or anyone directly or indirectly employed by either of them, or by anyone for whose acts either of them may be liable, and not attributable to the fault or negligence of the Contractor.
- 34.09.06 The Contractor shall not load or permit any part of the construction or site to be loaded so as to endanger its safety.

- 34.09.07 Building materials, Contractor's equipment and other supplies may be stored on the premises, but the placing of same shall be in substantial, watertight storage sheds upon the premises where directed in which he shall store all materials which would be damaged by weather. This shall in no manner relieve the Contractor from full responsibility for such materials. Sheds and other storage structures must be secured and anchored in a manner sufficient to withstand hurricane force winds as defined by applicable codes but not less than a 120 mile per hour wind uplift force.
- 34.10 **Emergencies:** In an emergency affecting safety of persons or property, the Contractor shall act, at the Contractor's discretion, to prevent threatened damage, injury or loss.

ARTICLE 35. ROYALTIES AND PATENTS.

- 35.01 The Contractor shall pay all royalties and license fees.
- 35.02 The Contractor shall be responsible for all infringement of patent rights and shall assume the defense, including payment of attorney fees and costs, of any suit brought against Contractor and/or Owner for infringement of any United States patent or for wrongful use of proprietary information of any third party.
- 35.03 Contractor hereby indemnifies and shall defend and hold harmless Owner and its representatives, respectively, from and against all claims, losses, costs, damages, and expenses, including attorney's fees, incurred by Owner and its representatives, respectively, as a result of or in connection with any claims or actions based upon infringement or alleged infringement of any patent, and arising out of the use of the equipment or materials provided under this Construction Contract by Contractor, or out of the process of actions employed by, or on behalf of Contractor in connection with the performances of this Construction Contract. Contractor shall, at its sole expense, promptly defend against any such claim or action unless directed otherwise by Owner or its representatives; provided that Owner or its representatives shall have notified Contractor upon becoming aware of such claims or actions, and provided further, that Contractor's aforementioned obligations shall not apply to equipment, materials, or processes furnished or specified by Owner or its representatives.
- 35.04 Contractor shall have the right, in order to avoid such claims or actions, to substitute at its expense non-infringing equipment, materials, or processes, or to modify such infringing equipment, materials and processes so they become non-infringing, or obtain the necessary licenses to use the infringing equipment, materials or processes, provided that such substituted and modified equipment, materials and processes shall meet all the requirements and be subject to all the provisions of the Contract Documents.
- 35.05 The indemnification pursuant to Florida Statute 725.06 and other Florida laws, etc., shall have a separate consideration of \$1.00, receipt of which is hereby acknowledged and incorporated into the project sum. This is incorporated by reference into the Bid Documentation and Specifications if any.

ARTICLE 36. TAXES.

- 36.01 Contractor shall pay all taxes, levies, duties and assessments of every nature which may be applicable to any Work under this Contract.
- 36.02 The Contract Sum and any agreed changes thereto shall include all taxes imposed by law. Contractor shall make any and all payroll deductions as required by law.
- 36.03 Contractor herein indemnifies and holds the Owner harmless from any liability on account of any and all such taxes, levies, duties, assessments and deductions.

ARTICLE 37. INDEMNITY AND HOLD HARMLESS.

- 37.01 To the fullest extent permitted by law, the Contractor shall defend, indemnify and hold harmless the Owner, its agents and employees and each of them hereinafter collectively referred to as the Owner, from and against any and all judgments, demands, claims, causes of action, liability, expenses, losses, costs, fines, and

damages (including reasonable attorney's fees and expert's fees) of every kind and character brought against the Owner by any person, party or entity of any kind or nature whatsoever arising out of, incident to, relating or regarding the Contractor's performance under this Agreement, the condition of the premises, and/or the Contractor's acts of omission or commission.

- 37.02 Contractor, however, shall not be responsible to Owner for damages resulting out of bodily injury or damages to property which a Court of competent jurisdiction determines as being attributed to the negligence of Owner, its respective agents, servants, employees or officers.
- 37.03 Said indemnifications by Contractor shall be extended to include all "Subcontractors", deliverers, suppliers, furnishers of material or anyone acting for, on behalf of, or at the request of the Contractor.
- 37.04 Contractor recognized the broad nature of this indemnifications and hold harmless clause and voluntarily makes this covenant and expressly acknowledge the receipt of Ten (\$10.00) Dollars, which payment is incorporated into the Contract Sum, and such other good and valuable consideration provided by Owner in support of this indemnification in accordance with the laws of the State of Florida.
- 37.05 This clause shall survive termination of this Agreement and pursuant to Florida Statute 725.06 be incorporated by reference into any and all Bid Documentation or Specifications.

ARTICLE 38. TERMINATION BY THE CONTRACTOR.

- 38.01 If the Owner repeatedly fails to perform its material obligations to the Contractor for a period of 30 days after receiving written notice from the Contractor of its intent to terminate hereunder, the Contractor may terminate performance under this Contract by written notice to the Owner and the Project Consultant.
- 38.02 In such event, the Contractor shall be entitled to recover from the Owner as though the Owner had terminated the Contractor's performance for convenience pursuant to the terms and conditions of this Contract.

ARTICLE 39. OWNER'S RIGHT TO SUSPEND CONTRACTOR'S PERFORMANCE.

- 39.01 The Owner shall have the right at any time to direct the Contractor to suspend its performance, or any designated part thereof, for any reason whatsoever, or without reason. If any such suspension is directed by the Owner, the Contractor shall immediately comply with same;
- 39.02 In the event the Owner directs a suspension of performance under this Paragraph through no fault of the Contractor, the Owner shall pay the Contractor as full compensation for such suspension the Contractor's reasonable costs, actually incurred and paid, of the following items only:
 - 39.02.01 Demobilization and remobilization, including such costs paid to subcontractors;
 - 39.02.02 Preserving and protecting Work in place;
 - 39.02.03 Storage of materials or equipment purchased for the Project, including insurance thereon;
 - 39.02.04 Performing in a later, or during a longer, time frame than that contemplated by this Contract.

ARTICLE 40. TERMINATION BY THE OWNER.

- 40.01 The Owner may, at the Owner's option, for any reason and at any time terminate for convenience, any work under this Contract, in whole or, from time to time, in part, in accordance with the following terms and conditions:
 - 40.02 The Owner shall give written notice of such termination to Contractor 7 days before it becomes effective.

- 40.02.01 The Contractor shall incur no further obligations in connection with the Work and the Contractor shall stop work when such termination becomes effective.
- 40.02.02 The Contractor shall also terminate outstanding orders and subcontracts.
- 40.02.03 The Contractor shall settle the liabilities and claims arising out of the termination of subcontracts and orders.
- 40.02.04 The Owner may direct the Contractor to assign the Contractor's right, title and interest under termination orders or subcontracts to the Owner or its designee.
- 40.02.05 The Contractor shall transfer title and deliver to the Owner such completed or partially completed Work and materials, equipment, parts, fixtures, information and Contract rights as the Contractor has.
- 40.02.06 When terminated for convenience, the Contractor shall be compensated as follows:
- a. The Contractor shall submit a termination claim within one year to the Owner and the Project Consultant specifying the amounts due because of the termination for convenience together with costs, pricing or other data required by the Owner or the Project Consultant. If the Contractor fails to file a termination claim with the Owner's Project Consultant within one (1) year from the effective date of termination, the Owner shall have no further obligation to the Contractor and Contractor waives any and all rights for compensation based upon the termination.
 - b. The Owner and the Contractor may agree to the compensation, if any, due to the Contractor hereunder;
 - c. Absent agreement to the amount due to the Contractor, the Owner shall pay the Contractor the following amounts:
 1. Contract prices for labor, materials, equipment and other services accepted under this Contract;
 2. Reasonable costs incurred in preparing to perform and in performing the terminated portion of the Work, and in terminating the Contractor's performance, plus a fair and reasonable allowance for direct jobsite overhead (and not home office or other overhead) and profit thereon (such profit shall not include anticipated profit or consequential damages); provided, however, that if it appears that the Contractor would have not profited or would have sustained a loss if the entire Contract would have been completed, no profit shall be allowed or included and the amount of compensation shall be reduced to reflect the anticipated rate of loss, if any;
 3. Reasonable costs of settling and paying legitimate claims arising out of the termination of subcontractors or orders pursuant to this Paragraph. These costs shall not include amounts paid in accordance with other provisions hereof.
 4. The total sum to be paid the Contractor under this Subparagraph shall not exceed the total Contract Price, as properly adjusted, reduced by the amount of payments otherwise made, and shall in no event include duplication of payment.
- 40.03 The Owner may terminate this Contract for cause in accordance with the following terms and conditions:
- 40.03.01 If the Contractor does not perform the Work, or any part thereof, in a timely manner, supply adequate labor, supervisory personnel or proper equipment or materials, or if it fails to timely discharge its obligations for labor, equipment and materials or proceeds to disobey applicable law, or otherwise commits a violation of a material provision of this Contract, then the Owner, in addition to any other rights it may have against the Contractor or others, may terminate the performance of the Contractor for cause upon seven (7) day written notice and assume possession of the Project site and of all materials and equipment at the site and may complete the Work.

- 40.03.02 In such case, the Contractor shall not be paid further until the Work is complete.
- 40.03.03 After final completion has been achieved, if any portion of the Contract Price (as it may be modified hereunder) remains after the cost to the Owner of completing the Work, including all costs and expenses of every nature incurred, has been deducted by the Owner, such remainder shall be paid to the Contractor. Otherwise, the Contractor shall pay the Owner any and all costs, fees, damages or expenses which the Owner has paid or is obligated to pay in excess of the contract price (as it may be modified hereunder). This obligation for payment shall survive the termination of the Contract. In the event the employment of the Contractor is terminated by the Owner for cause pursuant to this Subparagraph and it is subsequently determined by a Court of competent jurisdiction that such termination was without cause, such termination shall thereupon be deemed a Termination for Convenience and the terms of Article 40.02 shall apply.

ARTICLE 41. CONTRACTOR'S INSURANCE

- 41.01 The Contractor shall maintain such insurance as will protect the Contractor and Owner from claims under Workmen's Compensation Acts, and from any other claims or damages for personal injury, including death and property damage, which may arise from operations under this Contract, whether such operations be by himself or by any subcontractor or anyone directly or indirectly employed by either, as more fully set forth below and in the amounts provided herein. Prior to commencement of the Work, all Certificates of Insurance executed by authorized representatives of the insurance company shall be filed with the Owner and shall be subject to its approval for accuracy of protection. In addition, the Owner may at any time require that Contractor or its insurer provide any other documentation regarding insurance to Owner including, but not limited to, the policy. The Contractor shall not commence Work under this Contract until the provisions of this paragraph have been complied with. Owner may withhold payments due to Contractor in accordance with this Contract or terminate or suspend this Contract with all costs or expenses associated with same to be paid by Contractor in the event Contractor fails to comply with any requirement in the Contract regarding insurance. In the event of cancellation of any policy, Contractor is obligated to immediately notify Owner of same and obtain policy(s) in accordance with the Contract Documents.
- 41.02 Contractor shall comply with any and all insurance obligation required by law, rules, regulations, etc., including but not limited to those required by State Regulations for Educational Facilities.
- 41.03 The Contractor will be required to provide a Certificate of Insurance indicating that Workers' Compensation has been provided for all employees in compliance with Chapter 440, Florida Statutes.
- 41.04 The Contractor shall procure and carry Comprehensive General Liability insurance including contractual and indemnification liability covering this Contract and Products/Completed Operations Liability Insurance covering personal injury and bodily injury in limits of not less than \$1,000,000 for injury or death to any one person and not less than \$2,000,000 each occurrence; and shall carry insurance against property damage in limits of not less than \$1,000,000 per claimant and \$2,000,000 per occurrence as a minimum coverage. The Contractor shall also procure and carry Owner's and Contractor's protective liability insurance. In the event that work to be performed hereunder by Contractor involves the removal and disposal of asbestos-related materials, Contractor shall, in addition to the foregoing coverages, also provide and carry Asbestos Liability-Occurrence form only, with \$1,000,000 per occurrence, \$2,000,000 aggregate. All insurance shall name the Owner as an additional insured, and shall remain in full force and effect for two (2) years following Contractor's completion of the work.
- 41.05 The Contractor shall carry at no additional expense to the Owner, Builders' Risk Insurance for the perils of fire, vandalism, malicious mischief and those included in extended coverage in the amount of one hundred percent (100%) of the values at risk. Such policies shall be written to protect the Contractor and the Owner as their interest may appear.

- 41.06 All Contractors shall maintain automobile liability insurance against bodily injury and property damage in at least the amounts of one million dollars (\$1,000,000) per claimant, one million dollars (\$1,000,000) per occurrence.
- 41.07 The insurance coverage amounts provided for in this Section are the minimum required insurance amounts. The Owner may require additional insurance or coverage on a case-by-case basis. Any insurance or coverage amounts in addition to those provided for herein shall be specified in the Contract Documents.
- 41.07 The Owner is not maintaining any insurance on behalf of Contractor covering against loss or damage to the Work or to any other property of Contractor. In the event Contractor maintains insurance against physical loss or damage to Contractor's construction equipment and tools, such insurance shall include an insurer's waiver or rights of subrogation in favor of Owner.
- 41.08 The requirements contained herein as to types and limits, as well as Owner's approval of insurance coverage to be maintained by Contractor, are not intended to and shall not in any manner limit or qualify the liabilities and obligations assumed by Contractor under the Contract.
- 41.09 The policies of such insurance in force, shall be issued by companies qualified to do business in the State of Florida and be acceptable to the Owner and shall provide that the Owner be given thirty (30) days advance written notice of the cancellation, expiration or any material change in the coverage afforded thereunder. The companies must be rated at least A-VI by AM Best or Aa3 by Moody's Investor Service. All policies must remain in effect during performance of the Work and for a period of one year after final completion.
- 41.10 Uninsured Claims. If any action by any person, firm or corporation is brought or threatened against the Owner or against the Contractor and the Owner for any alleged loss, damage or injury arising out of or in the consequence of the performance or nonperformance of the Contract which, in the reasonable opinion of the Owner, may not be covered by the contingent liability, public liability or property damage insurance policy, or, which together with other such actions or claims seeks a recovery in excess of the amount payable under such policies, the amount of such recovery sought or so much thereof as the Owner reasonably deems necessary, may be withheld by the Owner from any money due the Contractor. The Owner in its sole discretion may permit the Contractor to substitute other satisfactory security in lieu of the monies so withheld. If the liability of the Owner is determined by judgment or award of a court or other tribunal of competent jurisdiction, or if such recovery sought shall have been admitted by the Contractor to be valid, the Owner may pay such judgment, award of admitted recovery out of the monies retained by the Owner under the provisions of this subparagraph and return the remaining balance, if any, to the Contractor.
- 41.11 Adequate funds shall be retained for the insurance costs listed in the Schedule of Values attached to the Contractor's respective Applications for Payment to account for insurance coverage renewals on multi-year projects coupled with invoices to substantiate the annual costs.

ARTICLE 42. PERFORMANCE BOND AND PAYMENT BOND

- 42.01 For a Project with an estimated cost of \$200,000.00 or more, the Contractor shall furnish bonds covering faithful performance of the Contract and payment of obligations arising thereunder as specifically required in the Contract Documents on the date of execution of the Contract.

ARTICLE 43. RIGHT TO AUDIT PROVISIONS

- 43.01 Contractor's records which shall include but not be limited to accounting records, written policies and procedures, computer records, disks and software, videos, photographs, subcontract files (including proposals of successful and unsuccessful bidders), originals estimates, estimating worksheets, correspondence, change order files (including documentation covering negotiated settlements), and any other supporting evidence necessary to substantiate charges related to this contract (all the foregoing

hereinafter referred to as "records") shall be open to inspection and subject to audit and/or reproduction, during normal working hours, by Owner's agent or its authorized representative to the extent necessary to adequately permit evaluation and verification of any invoices, payments or claims submitted by the contractor or any of his payees pursuant to the execution of the contract. Such records subject to examination shall also include, but not be limited to, those records necessary to evaluate and verify direct and indirect costs (including overhead allocations) as they may apply to costs associated with this contract.

- 43.02 For the purpose of such audits, inspections, examinations and evaluations, the Owner's agent or authorized representative shall have access to said records from the effective date of this contract, for the duration of the Work, and until 5 years after the date of final payment by Owner to Consultant pursuant to this contract.
- 43.03 Owner's agent or its authorized representative shall have access to the Contractor's facilities, shall have access to all necessary records, and shall be provided adequate and appropriate work space, in order to conduct audits in compliance with this article. Owner's agent or its authorized representative shall give auditees reasonable advance notice of intended audits.
- 43.04 Contractor shall require all subcontractors, insurance agents, and material suppliers (payees) to comply with the provisions of this article by insertion of the requirements hereof in any written contract agreement. Failure to obtain such written contracts which include such provisions shall be reason to exclude some or all of the related payees' costs from amounts payable to the Contractor pursuant to this contract.
- 43.05 If an audit inspection or examination in accordance with this article, discloses overcharges (of any nature) by the Contractor to the Owner in excess of 10% percent of the total contract billings, the actual cost of the Owner's audit shall be paid by the Contractor.

ARTICLE 44. LAWS AND REGULATIONS

- 44.01 Contractor and its employees and representative shall at all times, comply with all applicable laws, ordinances, statutes, rules and regulations in effect at the time Work is performed pursuant to the Contract Documents.
- 44.02 If, during the term of this Construction Contract, there are any changed or new laws, ordinances or regulations not in existence at the time of signing this Construction Contract which become effective and which affect the cost or time of performance of the Construction Contract, Contractor shall within fifteen (15) days of the discovery of said law, ordinance or regulation, notify Owner in writing and submit detailed documentation of such effect in terms of both time and cost of performing the Construction Contract. Upon concurrence by Owner as to the effect of such changes, an adjustment in the compensation and/or time of performance may be made at Owner's discretion.
- 44.03 If any discrepancy or inconsistency should be discovered between the Contract Documents and any law, ordinance, regulation, order or decree, Contractor shall within fifteen (15) days of discovery of same report the same in writing to Owner who will issue such instructions as may be necessary.

ARTICLE 45. DISPUTE RESOLUTION.

- 45.01 The Owner and Contractor agree that, in the event of a dispute, the parties will attempt to resolve such dispute without litigation and that resolution through mediation procedures will be encouraged.
- 45.02 The existence of a dispute between the parties shall not be the basis of the Contractor unilaterally electing not to continue performance pursuant to the terms of the Contract Documents.

ARTICLE 46. GOVERNING LAW AND ATTORNEYS FEES.

- 46.01 The Construction Contract shall be governed by the laws of the State of Florida.

- 46.02 In the event either party institutes litigation regarding or relating to this Contract or for breach of any of its terms all litigation and appeals shall have venue in Broward County, Florida or in the U.S. District Court for the Southern District of Florida.
- 46.03 To the fullest extent permitted by law, Owner, Contractor, and Contractor's Surety do hereby each waive the right to trial by jury in any action or proceeding, including any counterclaims/crossclaims/third (or more remote) party complaints which may be brought by Owner, Contractor, or Surety, jointly and/or severally, arising out of or in any way related to this Construction Contract and/or attendant suretyship including, without limiting the generality thereof, any claim for damages resulting from any act or omission of Owner, Contractor, or Surety, jointly or severally, in any way connected with this Construction Contract.

ARTICLE 47. RIGHTS AND REMEDIES.

- 47.01 The duties and obligations imposed by the Contract Documents and the rights and remedies available thereunder shall be in addition to and not a limitation of any duties, obligations, rights and remedies otherwise imposed or available by law.

ARTICLE 48. SUCCESSORS, ASSIGNS AND ASSIGNMENT.

- 48.01 The Owner and the Contractor each binds itself, its partners, successors, assigns and legal representatives to the other party in respect to all covenants, agreements and obligations contained in the Construction Contract. It is agreed that the Contractor shall not assign, transfer, convey or otherwise dispose of the contract or its right, title and interest in and to the same or any part thereof, without previous consent of the Owner and concurred to by the Sureties.
- 48.02 If requested by Owner the Contractor agrees to assign all Subcontracts required for performance of this Contract to the Owner upon the Owner or Project Consultant's determination that Contractor has defaulted under the Contract Documents. The Contractor shall include in all Subcontracts, equipment leases and purchase orders a provision requiring the subcontractor, equipment lessor or supplier, in the event of Contractor's default under this Contract, to consent to the assignment of their subcontracts to the Owner.

ARTICLE 49. PUBLIC RECORDS.

- 49.01 A. The City of Pompano Beach is a public agency subject to Chapter 119, Florida Statutes. The Contractor shall comply with Florida's Public Records Law, as amended. Specifically, the Contractor shall:
- a. Keep and maintain public records required by the City in order to perform the service;
 - b. Upon request from the City's custodian of public records, provide the City with a copy of requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes or as otherwise provided by law;
 - c. Ensure that public records that are exempt or that are confidential and exempt from public record requirements are not disclosed except as authorized by law;
 - d. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the contract if the Contractor does not transfer the records to the City; and
 - e. Upon completion of the contract, transfer, at no cost to the City, all public records in possession of the Contractor, or keep and maintain public records required by the City to perform the service. If the Contractor transfers all public records to the City upon completion of the contract, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Contractor keeps and maintains public records upon

completion of the contract, the Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the City, upon request from the City's custodian of public records in a format that is compatible with the information technology systems of the City.

- 49.02 The failure of Contractor to comply with the provisions set forth in this Article shall constitute a Default and Breach of this Agreement and the City shall enforce the Default in accordance with the provisions set forth in Article 40.

PUBLIC RECORDS CUSTODIAN

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT:

CITY CLERK

100 W. Atlantic Blvd., Suite 253

Pompano Beach, Florida 33060

(954) 786-4611

RecordsCustodian@copbfl.com

Exhibit “C”

Supplemental Conditions

N/A



Florida's Warmest Welcome

**T-40-18 Addendum 1
Supplier Response
Paragon Construction Unltd. Inc.**

Event Information

Number: T-40-18 Addendum 1

Title: Demolition Services for Elks Lodge and Old Pompano Beach Library

Type: Invitation For Bid

Issue Date: 6/22/2018

Deadline: 7/20/2018 02:00 PM (ET)

Notes: Sealed Bids for Bid T-40-18, Demolition Services for Elks Lodge and Old Pompano Beach Library will be received until 2:00 p.m. (local), on July 20, 2018. Bids must be submitted electronically through the eBid System on or before the due date/time stated above. Bid openings are open to the public. All bidders and/or their representatives are invited to be present. A list of bidders will be read aloud in a public forum. Bidder pricing will be made public only when tabulation is posted. Any bid received after the due date and time specified, will not be considered. Any uncertainty regarding the time a bid is received will be resolved against the Bidder.

Bidder must be registered on the City's eBid System in order to view the bid documents and plans and respond to this solicitation. The complete solicitation document can be downloaded for free from the eBid System as a pdf at:

<https://pompanobeachfl.ionwave.net/CurrentSourcingEvents.aspx>. The City is not responsible for the accuracy or completeness of any documentation the Bidder receives from any source other than from the eBid System. Bidder is solely responsible for downloading all required documents.

A Mandatory Pre-Bid Conference will be held on June 29, 2018 at 10:00 a.m. (local) in the Elk's Lodge, 700 NE 10th, Pompano Beach, Florida 33060, and will be immediately followed by tours of Elks Lodge and the Old Pompano Beach Library. Bids will not be accepted from firms that do not attend the pre-bid conference.

The project consists of furnishing all labor, equipment, tools, and materials required for demolition and disposal of the Elks Lodge Building (approx. 35,000 SF) located at 700 NE 10th St, Pompano Beach, FL, 33060 and demolition and disposal of the old Pompano Beach

Library building (approx. 18,000 SF) located at 1213 E. Atlantic Blvd., Pompano Beach, FL, 33060, inclusive of any required asbestos and lead abatement, in accordance with Exhibits E-K, and as described herein.

Paragon Construction Unltd. Inc. Information

Address: 1497 NW 153 ave
pembroke pines, FL 33028
Phone: (954) 430-4309
Fax: (954) 430-4309

By submitting this Response I affirm I have received, read and agree to the all terms and conditions as set forth herein. I hereby recognize and agree that upon execution by an authorized officer of the City of Pompano Beach, this Response, together with all documents prepared by or on behalf of the City of Pompano Beach for this solicitation, and the resulting Contract shall become a binding agreement between the parties for the products and services to be provided in accordance with the terms and conditions set forth herein. I further affirm that all information and documentation contained within this response to be true and correct, and that I have the legal authority to submit this response on behalf of the named Supplier (Offeror).

jeffrey strump

Signature

Submitted at 7/20/2018 9:00:20 AM

Paragon@bellsouth.net

Email

Requested Attachments

Local Business Program Forms

Local_Business_Program_Forms.pdf

Local Business Program Forms from the attachments tab must be completed and uploaded to this tab.

Bid Bond Form

Bid Bond Elk lodge.pdf

Bid Bond Form from the attachments tab must be completed and uploaded to this tab.

Qualification of Bidders Form

FILLED OUT Qualification_of_Bidders.pdf

Qualification of Bidders Form from the attachments tab must be completed and uploaded to this tab.

Bid Attributes

1 Conflict of Interest

For purposes of determining any possible conflict of interest, all bidders must disclose if any City of Pompano Beach employee is also an owner, corporate officer, or employee of their business. Indicate either "Yes" (a City employee is also associated with your business), or "No". (Note: If answer is "Yes", you must file a statement with the Supervisor of Elections, pursuant to Florida Statutes 112.313.) Indicate Yes or No below with the drop down menu.

No

2 Drug-Free Workplace

Preference must be given to Contractors submitting certification with their bid or proposal, certifying they have a drug-free workplace in accordance with Florida Statutes, Section 287.087. This requirement affects all public entities of the State and becomes effective January 1, 1991. Preference shall be given to businesses with drug-free workplace programs. Whenever two or more bids which are equal with respect to price, quality and service are received by the State or by any political subdivision for the procurement of commodities or contractual services, a bid received from a business that certifies that it has implemented a drug-free workplace program shall be given preference in the award process. Established procedures for processing tie bids will be followed if none of the tied vendors have a drug-free workplace program. In order to have a drug-free workplace program, a business shall: (1) Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition. (2) Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations. (3) Give each employee engaged in providing the commodities or contractual services that are under bid, a copy of the statement specified in subsection (1). (4) In the statement specified in subsection (1) notify the employees that as a condition of working on the commodities or contractual services that are under bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of Chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace, no later than five (5) days after such conviction. (5) Impose a sanction on, or require the satisfactory participation in, a drug abuse assistance or rehabilitation program if such is available in the employee's community, by an employee who is so convicted. (6) Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section. Select Yes below from the drop down menu to certify that your firm complies with the above requirements.

3 Local Business Participation Percentage

If you have indicated local business participation on the Local Business Participation Form Exhibit A enter the percentage of the contract that will be performed by local Pompano Beach businesses.

4 Terms & Conditions

Check the box indicating you agree to the terms and conditions of this solicitation.

5 Acknowledgement of Addenda

Check this box to acknowledge that you have reviewed all addenda issued for this solicitation.

Bid Lines**1 Permit Fee Allowance**

Quantity: 1 UOM: Lump Sum Unit price: Total:
Item Notes: Elks Lodge Property

2 Demolition and Disposal of Building

Quantity: 1 UOM: Lump Sum Unit price: Total:
Item Notes: Elks Lodge Property

3	Lead Abatement complying with all required regulations (refer to report)
Quantity: <u> 1 </u> UOM: <u>Lump Sum</u>	Unit price: <u>No response</u> Total: <u>No response</u>
Item Notes: Elks Lodge Property	

4	Asbestos Abatement either through removal of asbestos prior to demo or remediation during demo complying with all required regulations (refer to report)
Quantity: <u> 1 </u> UOM: <u>Lump Sum</u>	Unit price: <u>No response</u> Total: <u>No response</u>
Item Notes: Elks Lodge Property	

5	Permit Fee Allowance
Quantity: <u> 1 </u> UOM: <u>Lump Sum</u>	Unit price: <u>No response</u> Total: <u>No response</u>
Item Notes: Library Property	

6	Demolition and Disposal of Building
Quantity: <u> 1 </u> UOM: <u>Lump Sum</u>	Unit price: <u>No response</u> Total: <u>No response</u>
Item Notes: Library Property	

7	Asbestos Abatement either through removal of asbestos prior to demo or remediation during demo complying with all required regulations (refer to report)
Quantity: <u> 1 </u> UOM: <u>Lump Sum</u>	Unit price: <u>No response</u> Total: <u>No response</u>
Item Notes: Library Property	

8	Owner's Contingency for both Elks and Library
Quantity: <u> 1 </u> UOM: <u>Lump Sum</u>	Unit price: <u>No response</u> Total: <u>No response</u>

9	Indemnification
Quantity: <u> 1 </u> UOM: <u>Lump Sum</u>	Unit price: <u>No response</u> Total: <u>No response</u>
Item Notes:	

10	Package Header
Elks Lodge Property	
Quantity: <u> 1 </u> UOM: <u>PKG</u>	Total: <u>\$175,495.00</u>
Item Notes: Lines 10.1-10.6 replace deleted lines 1-4 with contingency and indemnification.	
Package Items	
10.1 Permit Fee Allowance	
Quantity: <u> 1 </u> UOM: <u>LS</u>	Unit price: <u>\$16,000.00</u> Total: <u>\$16,000.00</u>
10.2 Demolition and Disposal of Building	
Quantity: <u> 1 </u> UOM: <u>LS</u>	Unit price: <u>\$113,285.00</u> Total: <u>\$113,285.00</u>
10.3 Lead Abatement complying with all required regulations (refer to report)	
Quantity: <u> 1 </u> UOM: <u>LS</u>	Unit price: <u>\$1,200.00</u> Total: <u>\$1,200.00</u>
10.4 Asbestos Abatement either through removal of asbestos prior to demo or remediation during demo complying with all required regulations (refer to report)	
Quantity: <u> 1 </u> UOM: <u>LS</u>	Unit price: <u>\$5,000.00</u> Total: <u>\$5,000.00</u>

10.5 Owner's Contingency

Quantity: 1 UOM: LS Unit price: \$40,000.00 Total: \$40,000.00

10.6 Indemnification

Quantity: 1 UOM: LS Unit price: \$10.00 Total: \$10.00

1**Package Header****Library Property**

Quantity: 1 UOM: PKG Total: \$140,119.00

Item Notes: Lines 11.1-11.5 replace deleted lines 5-7 with contingency and indemnification.

Package Items**11.1 Permit Fee Allowance**

Quantity: 1 UOM: LS Unit price: \$8,000.00 Total: \$8,000.00

11.2 Demolition and Disposal of Building

Quantity: 1 UOM: LS Unit price: \$102,109.00 Total: \$102,109.00

11.3 Asbestos Abatement either through removal of asbestos prior to demo or remediation during demo complying with all required regulations (refer to report)

Quantity: 1 UOM: LS Unit price: \$10,000.00 Total: \$10,000.00

11.4 Owner's Contingency

Quantity: 1 UOM: LS Unit price: \$20,000.00 Total: \$20,000.00

11.5 Indemnification

Quantity: 1 UOM: LS Unit price: \$10.00 Total: \$10.00

Bidder Company Name _____

10. Qualifications Of Bidders

To demonstrate qualifications to perform the Work, and to be considered for award, each Bidder must submit written evidence, such as previous experience, present commitments and other such data as detailed under Bidder's Responsiveness and Responsibility section of the IFB (or in SUPPLEMENTARY CONDITIONS). Each Bid must contain evidence of Bidder's qualification to do business in the State where the Project is located or covenant to obtain such qualification prior to executing the Agreement.

10.1 How many years has your organization been in business as a Contractor?

10.2 State of Florida Contractor's license # _____
 Contractor License Types _____

Broward County Certificate of Competency #: _____
 Expiration Date: _____

10.3 Have you ever failed to complete work awarded to you? If Yes, where and why?

10.4 Have you personally inspected the proposed work and have you a complete plan for its performance?

10.5 Will you sub-contract any part of this work? ☐ Yes ☐ No

If Yes, list all proposed subcontractors to be used on this project if the Bidder is awarded the Contract for this project. The successful Bidder shall submit a COMPLETE list of any work that he proposes to subcontract and the proposed subcontractors prior to execution of the contract.

CLASSIFICATION OF WORK	NAME AND ADDRESS OF SUBCONTRACTOR
_____	_____
_____	_____
_____	_____
_____	_____

(Submit any additional contractors to be used on a separate sheet.)

10.6 The following information shall be provided for this project:

Bidder Company Name _____

- (a) Estimated total construction manhours _____
- (b) Percent manhours to be performed by Contractor's permanent staff _____
- (c) Percent manhours to be performed by direct hire employees _____
- (d) Percent manhours to be performed by Subcontractors _____

10.7 Equipment

10.8 What equipment do you own that is available for the proposed work?

10.9 What equipment will you rent for the proposed work?

10.10 What equipment will you purchase for the proposed work?

11 List all work of similar type, complexity, and comparable value as requested under the Bidder's Responsiveness and Responsibility, Responsibility Documentation, Paragraph 2 Prior Project Experience and References of the IFB. (Attach additional information on separate sheet)

Project #1

Project Name _____

Project Owner's Name _____

Owner's Address _____

Phone Number _____ Email address _____

Contact information for the Project (if different from above)

Contact Person Phone Number Email Address

Nature of Work _____

Original Contract Completion Time (Days) _____

Bidder Company Name _____

Original Contract Completion Date _____

Actual Final Contract Completion Date _____

Original Contract Price _____

Actual Final Contract Price _____

Description and Value of Work Completed by Contractor _____

Description and Value of Work Completed by Subcontractors _____

Project #2

Project Name _____

Project Owner's Name _____

Owner's Address _____

Phone Number _____ Email address _____

Contact information for the Project (if different from above)

Contact Person Phone Number Email Address

Nature of Work _____

Original Contract Completion Time (Days) _____

Original Contract Completion Date _____

Actual Final Contract Completion Date _____

Original Contract Price _____

Actual Final Contract Price _____

Description and Value of Work Completed by Contractor _____

Description and Value of Work Completed by Subcontractors _____

Bidder Company Name _____

Project #3

Project Name _____

Project Owner's Name _____

Owner's Address _____

Phone Number _____ Email address _____

Contact information for the Project (if different from above)

Contact Person Phone Number Email Address

Nature of Work _____

Original Contract Completion Time (Days) _____

Original Contract Completion Date _____

Actual Final Contract Completion Date _____

Original Contract Price _____

Actual Final Contract Price _____

Description and Value of Work Completed by Contractor _____

Description and Value of Work Completed by Subcontractors _____

LOCAL BUSINESS EXHIBIT "A"
CITY OF POMPANO BEACH, FLORIDA
LOCAL BUSINESS PARTICIPATION FORM

Solicitation Number & Title: _____ Prime Contractor's Name: _____

<u>Name of Firm, Address</u>	<u>Contact Person, Telephone Number</u>	<u>Type of Work to be Performed/Material to be Purchased</u>	<u>Contract Amount</u>

LOCAL BUSINESS EXHIBIT "A"

LOCAL BUSINESS EXHIBIT "B"
LOCAL BUSINESS
LETTER OF INTENT TO PERFORM AS A LOCAL SUBCONTRACTOR

Bid Number _____

TO: _____
(Name of Prime or General Bidder)

The undersigned City of Pompano Beach business intends to sell commodities or perform subcontracting work in connection with the above contract as (check below)

_____ an individual

_____ a corporation

_____ a partnership

_____ a joint venture

The undersigned is prepared to sell product(s) or perform the following work in connection with the above Contract, as hereafter described in detail:

at the following price: _____

(Date)

(Name of Local Business Contractor)

(address)

(address City, State Zip Code)

BY: _____
(Name)

LOCAL BUSINESS EXHIBIT "C"
LOCAL BUSINESS
UNAVAILABILITY FORM

BID # _____

I, _____
(Name and Title)

of _____, certify that on the _____ day of

_____, _____, I invited the following LOCAL BUSINESSES to bid work items to be performed in the City of Pompano Beach:

Business Name, Address	Work Items Sought	Form of Bid Sought (i.e., Unit Price, Materials/Labor, Labor Only, etc.)
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Said Local Businesses:

- _____ Did not bid in response to the invitation
- _____ Submitted a bid which was not the low responsible bid
- _____ Other: _____

Name and Title: _____

Date: _____

Note: Attach additional documents as available.

LOCAL BUSINESS EXHIBIT "D"
GOOD FAITH EFFORT REPORT
LOCAL BUSINESS PARTICIPATION

BID # _____

1. What portions of the contract have you identified as Local Business opportunities?

2. Did you provide adequate information to identified Local Businesses? Please comment on how you provided this information.

3. Did you send written notices to Local Businesses?

____ Yes ____ No

If yes, please include copy of the notice and the list of individuals who were forwarded copies of the notices.

4. Did you advertise in local publications?

____ Yes ____ No

If yes, please attach copies of the ads, including name and dates of publication.

5. What type of efforts did you make to assist Local Businesses in contracting with you ?

7. List the Local Businesses you will utilize and subcontract amount.

_____	\$ _____
_____	\$ _____
_____	\$ _____

8. Other comments: _____

LOCAL BUSINESS EXHIBIT "D" – Page 2

BID BOND

Bond No.: 72053529

STATE OF FLORIDA)

SS

MIAMI-DADE)

KNOW ALL MEN BY THESE PRESENTS, that we, Paragon Construction Unlimited, Inc.

_____ as principal, and

WESTERN SURETY COMPANY

hereinafter called Surety, are held and firmly bound unto The City of Pompano Beach, Pompano Beach, Florida, a political subdivision of the State of Florida, and represented by its City Commission hereinafter called OWNER, in the sum of Five Percent of Amount Bid (5%) Dollars (\$ 5% of Bid Amount) lawful money of the United States of America, for the payment of which well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors and assigned, jointly and severally, by these presents.

WHEREAS, the Principal contemplates submitting or has submitted a Bid to the OWNER for the furnishing of all labor, materials, equipment, machinery, tools, apparatus, means of transportation for, and the performance of the work covered in the Proposal and the detailed Drawings and Specifications, entitled:

(Bid Name) Demolition Services for Elks Lodge and Old Pompano Beach Library Bid T-40-18

WHEREAS, it was a condition precedent to the submission of said bid that a cashier's check or bid bond in the amount of 5 percent of the base bid be submitted with said bid as a guarantee that the Bidder would, if awarded the Contract, enter into a written Contract with the OWNER for the performance of said Contract, within 10 consecutive calendar days after written notice having been given of the award of the Contract.

NOW, THEREFORE, the conditions of this obligation are such that is the Principal within 10 consecutive calendar days after written notice of such award being given to Principal, enters into the contract to such award and gives a Performance and Payment Bond, each in an amount equal to 100 percent of the base bid, satisfactory to the OWNER, then this obligation shall be void; in the event of the failure of Principal to enter into such contract and bond, the sum herein stated shall be due and payable to the OWNER and the Surety herein agrees to pay the sum immediately upon demand of the OWNER in good and lawful money of the United States of America, as liquidated damages for failure thereof of said Principal; otherwise, it shall remain in full force and effect.

IN WITNESS WHEREOF, the said Paragon Construction Unlimited, Inc.,
as Principal herein, has caused these presents to be signed in the name by its _____
_____ and attested by its _____ under its corporate seal,
and the said _____ WESTERN SURETY COMPANY
_____ as Surety herein, has caused these presents to be signed in its name by
its ATTORNEY-IN-FACT
under its corporate seal, this 16th day of July A.D. 2018
(year)

Signed, sealed and delivered in
the presence of:

Signature E. Lopez

As to Principal

Sam Garcia
Jessie
Carla

Paragon Construction Unlimited, Inc.

Principal -

By:

Jeffrey Strump, Director/President

Surety WESTERN SURETY COMPANY

By:

Odalis Cabrera
ODALIS CABRERA, Attorney-in-Fact
(Power-of-Attorney to be attached)

By:

Odalis Cabrera
ODALIS CABRERA, Resident Agent



END OF SECTION

Western Surety Company

POWER OF ATTORNEY - CERTIFIED COPY

Bond No. 72053529

Know All Men By These Presents, that WESTERN SURETY COMPANY, a corporation duly organized and existing under the laws of the State of South Dakota, and having its principal office in Sioux Falls, South Dakota (the "Company"), does by these presents make, constitute and appoint ODALIS CABRERA

its true and lawful attorney(s)-in-fact, with full power and authority hereby conferred, to execute, acknowledge and deliver for and on its behalf as Surety, bonds for:

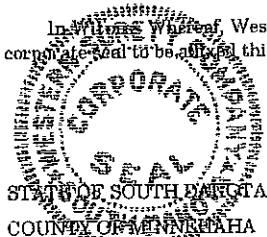
Principal: Paragon Construction Unltd., Inc.Obligee: City of Pompano BeachAmount: \$1,000,000.00

and to bind the Company thereby as fully and to the same extent as if such bonds were signed by the Vice President, sealed with the corporate seal of the Company and duly attested by its Secretary, hereby ratifying and confirming all that the said attorney(s)-in-fact may do within the above stated limitations. Said appointment is made under and by authority of the following bylaw of Western Surety Company which remains in full force and effect.

"Section 7. All bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation shall be executed in the corporate name of the Company by the President, Secretary, any Assistant Secretary, Treasurer, or any Vice President or by such other officers as the Board of Directors may authorize. The President, any Vice President, Secretary, any Assistant Secretary, or the Treasurer may appoint Attorneys in Fact or agents who shall have authority to issue bonds, policies, or undertakings in the name of the Company. The corporate seal is not necessary for the validity of any bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation. The signature of any such officer and the corporate seal may be printed by facsimile."

If Bond No. 72053529 is not issued on or before midnight of October 14, 2018, all authority conferred in this Power of Attorney shall expire and terminate.

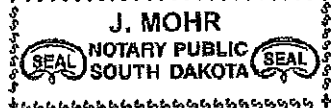
In Witness Whereof, Western Surety Company has caused these presents to be signed by its Vice President, Paul T. Bruflat, and its corporate seal to be affixed this 16th day of July, 2018.



WESTERN SURETY COMPANY

Paul T. Bruflat, Vice President

On this 16th day of July, in the year 2018, before me, a notary public, personally appeared Paul T. Bruflat, who being to me duly sworn, acknowledged that he signed the above Power of Attorney as the aforesaid officer of WESTERN SURETY COMPANY and acknowledged said instrument to be the voluntary act and deed of said corporation.



Notary Public - South Dakota

My Commission Expires June 23, 2021

I the undersigned officer of Western Surety Company, a stock corporation of the State of South Dakota, do hereby certify that the attached Power of Attorney is in full force and effect and is irrevocable, and furthermore, that Section 7 of the bylaws of the Company as set forth in the Power of Attorney is now in force.

In testimony whereof, I have hereunto set my hand and seal of Western Surety Company this 16th day of July, 2018.

WESTERN SURETY COMPANY

Paul T. Bruflat, Vice President

To validate bond authenticity, go to www.cnasurety.com > Owner/Obligee Services > Validate Bond Coverage.