

SPECIAL CONDITIONS OF CONTRACT
Public Defender 1st Floor Security Lobby - CIP No: C77892000

SCOPE

These Special Conditions modify or supplement the Contract Terms & Conditions and other provisions of the Contract Documents. To the extent such provisions are not modified, or supplemented herein, all provisions remain in full force and effect.

1.0 GENERAL

In general, the name of the Project: **“Public Defender 1st Floor Security Lobby”** here on after also referenced as First Floor. The Work includes but is not limited to the furnishing of all labor, materials, equipment, permitting services, field engineering, and project administration / supervision activities to renovate the First Floor Lobby.

The facility renovations must be of high quality and low maintenance; must meet or exceed the requirements of the construction documents and must meet the needs of the user and maintenance agencies. The renovations of this facility shall meet the requirements of all governing local, state, and federal regulations, codes, and ordinances, including the Florida Accessibility Code for Building Construction and the Americans with Disabilities Act (ADA).

Project Location The site is located at 700 E. Twiggs Street, Tampa, Florida 33602.

2.0 SCOPE OF WORK

- 2.1 **Scope of Construction** Generally, the construction work includes but is not limited to: Construction of the existing space, approximately 2,910 square feet, located in the southeast of the First Floor. Selective interior demolition of existing room partitions, finishes, renovation work, remodel of interior spaces, and existing HVAC, electrical, Fire, Sprinkler, Plumbing work as described on the plans and specifications for complete assembly. The new work as described:

First Floor Construction and renovation work to increase lobby area, new storefront at elevator lobby, front office, two conference offices, security room, and expansion of existing offices.

- 2.2 **Construction Documents:** The County has retained the firm Ranon Architects & Partners, Inc., (the **PROFESSIONAL**) to provide Architectural & Engineering (A/E) services for the Project. During this bid solicitation, drawings, and specifications at 100% level of completion (referred to as Public Defender First Floor Security Lobby “Permit Set”, COT stamped dated October 28, 2025, issued. Bidders must provide their bid price based on these drawings and specifications prepared by Ranon Architects. These documents have received regulatory approval and will be issued as 100% Construction Documents prior to construction start. Threshold inspection is not required.

- 2.2.1 **Bid Set** Bid Set Documents means the above permitted construction documents, prepared by the Professional (and reviewed and approved in writing by the **COUNTY**), which shall be used by the **CONTRACTOR** to construct the Project, and which shall become part of the Contract. The **CONTRACTOR** shall review and check the Construction Bid Documents and accept overall responsibility for obtaining construction permits and for the construction of the Project in conformance with the Construction Bid Documents.
- 2.3 **Contractor's Review of Scope of Work** The **CONTRACTOR** shall review and understand the drawings and specifications and all conditions of Work thoroughly prior to bidding the Work. The Work shall be fully integrated and coordinated as a whole in order to provide a complete operational project. All questions or perceived inconsistencies in the Work shall be brought to the attention of the **COUNTY** Procurement Analyst in writing through email or EUNA messenger by the **CONTRACTOR** prior to bidding the Work.
- 2.4 **Special Coordination for Furniture, Fixtures and Equipment** **CONTRACTOR** must provide coordination for the installation of all equipment and fixtures described within the construction documents and other **COUNTY** or User-furnished items which may be requested during the design and construction process. This shall apply to the equipment to be provided and installed by the **CONTRACTOR**, equipment purchased by the **COUNTY** and installed by the **CONTRACTOR** equipment re-located by the **COUNTY** from the existing facilities, equipment purchased by the **COUNTY** and installed by the **COUNTY**, and equipment to be supplied by others. The **CONTRACTOR** shall also coordinate the installation of the electrical, mechanical, plumbing, Sprinkler, Fire Alarm systems for all equipment and furniture to be provided on the project for turnkey operation of systems.
- 2.5 **Base Bid Work**
- Work includes but is not limited to selective interior demolition of existing room partitions and finishes and renovation of interior spaces into the program spaces for:
1. The First Floor Lobby and Offices as described in permit set documents, dated August 27, 2025 and City of Tampa plan approval dated October 28.2025
- The project also includes renovation of HVAC, Electrical, Plumbing, Sprinkler and Fire Systems in accordance with the new use and floor plans. Contractor to verify and coordinate all impacted systems for turnkey operation of systems.
- 2.6 **Alternates**
- The Construction Documents also include certain Alternates which may or may not be included as part of the Work at the **COUNTY'S** option. These alternates are listed in Section 012300 Alternates, of Division One Specifications and in the Bid Set Plans.
- 2.6.1 **First Floor Security Lobby**
- 2.6.1.1 **Additive Alternate No 1: 1st Floor Security Lobby Cabinetry**
- Base bid: In entry lobby at west location, existing cabinetry at west wall to remain.
- Additive Alternate 1: In entry lobby at west wall add to the scope of work new cabinetry as shown on sheet No. A12.1 section 3.

2.6.1.2 Additive Alternate No 2: 1st Floor Room 118D

Base bid: Enclose Data with new closet. Move existing data box to the right closer to corner to fit within new data closet. Data box must remain connected and in service throughout construction.

Additive Alternate 2: Provide and install kitchenette with cabinetry and appliances. All work as shown on sheet 9/A12.1 plumbing work shown on P0.1 and P4.1, electrical devices North Wall see sheet E5.1 and LVT flooring specified.

2.6.1.3 Additive Alternate No 3: 1st Floor Room 118D

Base bid: Enclose Data with new closet. Move existing data box to the right closer to corner to fit within new data closet. Data box must remain connected and in service throughout construction.

Additive Alternate 3: Contractor to provide labor and material for the cabinetry in room 118D as shown on sheet 10/A12.1 and electrical devices on South wall.

2.6.1.4 Additive Alternate No 4: 1st Floor Lobby 113A

Base bid: No scope for cabinetry for community pantry.

Additive Alternate 4: Contractor to provide and install all labor and material for cabinetry as shown on sheet 8/A12.1 and new electrical devices on East Wall of Lobby 113A.

2.6.1.5 Additive Alternate No 5: 1st Floor Lobby Conveyor

Base bid: No scope for conveyor belt. Existing conveyor belt to remain.

Additive Alternate 4: Contractor to provide and install all labor and material for conveyor belt chute as shown on sheet 1/A12.2. Coordination with Use Agency and County Security for scheduling and sequencing.

3.0 DELETION OF PARAGRAPH 5.3.2. of CONTRACT TERMS AND CONDITIONS

- 3.1 Paragraph "5.3.2" of the Contract Terms and Conditions entitled "Unknown or Concealed Conditions" is deleted in its entirety and replaced with Section 5.0 below.

4.0 CONTRACTOR'S INSPECTION OF EXISTING CONDITIONS

- 4.1 Prior to submitting its bid Proposal, the **CONTRACTOR** is required to visit the site and examine all site information. The site visits will be per the planned schedule since the site is secured. It is the **CONTRACTOR'S** responsibility to carefully examine the site of the work and to make all investigations to inform itself thoroughly as to all difficulties involved in the completion of all Work required for this project. No pleas of ignorance of conditions or difficulties that may exist prior to the close date or of conditions or difficulties that may be encountered in the execution of the Work as a result of the **CONTRACTOR'S** failure to make necessary and reasonable examinations and investigations will be accepted as an excuse for any failure or omission on the part of the **CONTRACTOR** to fulfill in every detail all of the requirements of the Work, nor will they be accepted as a basis for any claim whatsoever for extra compensation or for any extension of time.
- 4.2 The drawings and specifications prepared for this project describe the new construction work required. The Construction Documents are not intended to describe or reflect existing site constraints and site conflicts that the **CONTRACTOR** must work around. It is the **CONTRACTOR'S** responsibility to determine these conditions through site inspections and investigations.
- 4.3 The **CONTRACTOR** will be provided access to the site. Prior to submitting bids, Bidders must bring to the **COUNTY'S** attention in writing any questions that the Bidders may have regarding the existing site and building conditions.

- 4.4 The area to be demolished will be vacated prior to Notice to Proceed date. The Contractor will be responsible for removing and disposing of loose furniture, fixtures, and equipment. The County retains the right to salvage any item within the building or on the property.
- 4.5 The site is located in the downtown Tampa urban area. Bidders must inspect areas and conditions adjacent to each site, such as open areas, landscaping, driveways, sidewalks, adjacent paved areas, and take in consideration available space for maneuvering equipment and materials necessary for construction.

5.0 CONTRACTOR'S SEQUENCE OF WORK

- 5.1 Verify and obtain all permits.
- 5.2 Coordinate with utility agencies to disconnect all utilities as required. Retain any appurtenances/meters as necessary.
- 5.3 Secure site prior to any construction activity.
- 5.4 Perform pre-demolition building testing as required by permitting authorities. Cost of any special handling due to asbestos will be paid by allowance release.
- 5.5 Proceed with the specified demolition work.
- 5.6 Proceed with construction per plans and specifications.
- 5.7 This work shall be coordinated with design, permitting, construction, IT/AV cabling by Others, furniture replacement activities and User Agency transition required for start-up of the new Courtrooms.

6.0 IDENTIFICATION OF PROFESSIONAL

- 6.1 The PROFESSIONAL for this project is identified as:

Rañon & Partners, Inc., Architects
515 West Bay Street, Suite 200
Tampa, FL 33606
Phone: 813.253.3465, Fax: 813.251.2033

Within the Contract Documents, the words "Architect," "Engineer," "Architect/Engineer" or "Consultant," are all used to refer to the **PROFESSIONAL**. The **PROJECT MANAGER** may assign the **PROFESSIONAL** additional responsibilities which are normally provided by the **PROFESSIONAL** as part of his basic services. Threshold inspection not required for project.

- 6.2 Professional's Review of Payment Applications: Prior to submittal to the **COUNTY**, the original Application for Progress Payments and Application for Final Payment shall be submitted by the **CONTRACTOR** to the **PROFESSIONAL** for review and approval. The **PROFESSIONAL** shall either approve or disapprove the payment application and return it to the **CONTRACTOR** within seven (7) days of receipt. The original of the payment approved by the **PROFESSIONAL** shall be submitted by the **CONTRACTOR** to the **COUNTY**. The contractor shall submit all back up documentation, vendor invoicing, lien releases, current construction schedule, summary sheet, as necessary to complete review and process documentation.

7.0 COUNTY OCCUPANCY/ RESTRICTION OF CONTRACTOR'S ACCESS:

- 7.1 The site and building is currently and will remain occupied, only the area of construction on the first-floor lobby southeast and sixth floor south area will be vacated prior to Notice to Proceed. The first

floor and sixth floor construction area will be available to the **CONTRACTOR** during construction. The **CONTRACTOR** may use the site for staging and storage in limited areas on North Jefferson Street that have been submitted for approval by the **CONTRACTOR** and approved by the **PROJECT MANAGER**. Use of any adjacent property or right of way must be coordinated with the property owner/agency having jurisdiction and must be paid for by the **CONTRACTOR**.

- 7.2 **CONTRACTOR** shall take precautions not to damage, disturb or interrupt the operations of any adjacent facilities. Keep driveways and entrances serving the neighboring facilities clear and available at all times. Do not use these areas for parking or storage of materials. Schedule deliveries to minimize space and time requirements for storage of materials and equipment on site.
- 7.3 **CONTRACTOR** shall confine its operations to areas within required construction limits and the limits of Project property. Any work adjacent to or affecting the neighboring property or right of way shall be coordinated and approved at least 48 hours in advance with the owners and tenants of such property.
- 7.4 All work disruptive of offices located across main Lobby to Southwest, and above floors, to be scheduled to be performed after-hours, coordinated and approved in advance with the **PROJECT MANAGER**. Schedule all work occurring within adjoining occupied areas after-hours, scheduled with minimum 48-hour advanced notice with written approval from the **PROJECT MANAGER**. Deliveries and movement through secure areas to be controlled in accordance with **COUNTY** requirements. All work impacting building operations are to be scheduled after hours with notice to User Agency. All testing of existing systems impacting building operations to be scheduled with notice for after hours.
- 7.5 Parking The **CONTRACTOR** shall be responsible for its parking and that of any subcontractor or material delivery throughout the contract time. **THE CONTRACTOR** shall make arrangements for off-site parking if required with other property owners at no cost to the **COUNTY**.

8.0 WORKING HOURS/WORK STOPPAGE

- 8.1 Normal working hours are Monday through Friday, from 8 a.m. to 5 p.m. The **CONTRACTOR** may have to work weekend or after hours in order to complete the Work within schedule, and for areas of Work affecting occupied southwest suite or other occupied areas of the building. Work performed outside of the normal working hours indicated above shall be coordinated in advance with the **PROJECT MANAGER**. The **CONTRACTOR** shall not be entitled to any type of monetary compensation, damages, claims, overhead, personnel cost, materials, equipment, or expenses covering weekend or after-hours work.
- 8.2 In performance of the Work, the **CONTRACTOR** shall coordinate schedule for Work affecting the occupied southwest suite portion of the facility, to include maintaining access to operable toilets and other operating utilities as required to maintain scheduled use of southwest suite, located on first floor. Contractor shall coordinate schedule for work affecting other areas with in the building to maintain scheduled use of building throughout duration of construction activities.
- 8.3 The Contract Documents establish the milestone dates for the project completion. The **CONTRACTOR** is responsible to complete the Work to meet the required milestone dates, using overtime work, if necessary, at no additional cost to the **COUNTY**.
- 8.4 The **CONTRACTOR** is hereby advised that the County's Project Manager may stop the work at any time due to disruption, noise, dust pollution, safety, security, or other concerns that may cause interference with the adjacent properties. The **CONTRACTOR** shall not be entitled to any type of monetary compensation, damages, claims, overhead cost, materials, equipment, or any other type of expense due to such work stoppage. **CONTRACTOR** shall obtain the written consent and authorization of adjacent or neighboring property owners prior to utilizing any such owner's property. Also, any damage done to adjacent or neighboring property by **CONTRACTOR** shall be repaired by **CONTRACTOR** at no cost to the County.

- 8.5 Night Work (or after-hours work) will be required for any work that necessitates turning off Services (electrical, power, data, water, sewer, HVAC, fire alarm or fire sprinkler systems serving occupied spaces located outside the renovated area). All Services listed above are to remain operational for all occupied spaces located outside the renovated area. 48 hours notice request is to be given prior to any Services are to be interrupted, and permission granted by COUNTY before any planned temporary shutdown of Services. The CONTRACTOR is responsible to provide any required fire watches for construction related shutdowns to life safety systems (fire sprinkler systems or fire alarm systems) at no cost to the COUNTY.

9.0 PROJECT SIGNS

Project identification signs will be provided and erected by the **CONTRACTOR** as directed by the Project Manager. **CONTRACTOR** shall remove and dispose of signs when directed by the Project Manager.

10.0 COORDINATION

- 10.1 The **CONTRACTOR** shall coordinate all of its Work and the Work of its suppliers and subcontractors. The **CONTRACTOR** shall also coordinate the Work with the utility agencies and any other contractor performing work on the premises.
- 10.2 The **CONTRACTOR** shall coordinate the Work with the Project Manager, Architecture Services, Capital Programs Department, and the Professional. The **CONTRACTOR** shall, during, construction coordinate and advise the adjacent neighbors of the construction events.
- 10.3 The **CONTRACTOR** shall provide timely notice to Project Manager; Professional and other personnel as may be required by the specifications to inspect Work prior to concealment.
- 10.4 The **CONTRACTOR** shall take its own measurements and be responsible for the exact size, location, and proper fit of all items furnished and/or installed by him.
- 10.5 Do not scale drawings. Field verify all dimensions and conditions before commencing with work. Dimensions not shown shall be calculated or field measured. Notify the Professional of all discrepancies.
- 10.6 All materials installed shall comply with these specifications, shall be new, and shall be installed in a neat and workmanlike manner. The installation of any materials not meeting these standards are subject to rejection by the **PROFESSIONAL** or **PROJECT MANAGER** and shall be removed and new materials reinstalled at no additional cost to the **COUNTY**.
- 10.7 All materials shall match finishes textures, colors, composition, model type, etc., as specified.
- 10.8 All materials furnished and installed under this contract shall be received at the site by the **CONTRACTOR** and stored in such a manner as to prevent damage or weathering prior to installation and at the location mutually agreed upon by the **CONTRACTOR** and **COUNTY**.
- 10.9 The **CONTRACTOR** shall be responsible for receiving shop drawings from suppliers of the various items it is furnishing and/or installing and submitting all such drawings to the Professional for approval.
- 10.10 **CONTRACTOR** shall notify Project Manager, Professional, and other personnel as may be required by the Specifications to inspect work prior to concealment.
- 10.11 All items not specifically noted shall be installed in the best workmanship manner according to the manufacturer's instructions and recommendations to the complete satisfaction of the **PROFESSIONAL** and **PROJECT MANAGER**.

- 10.12 Special Coordination Required for Data/Telecommunications/AV Systems: The **CONTRACTOR** shall coordinate with the **COUNTY** and other County vendors, if any, the installation of the voice/data transmission/AV systems. The **CONTRACTOR** shall verify that the requirements of the systems, including any electrical service, conduits, outlets, etc., are available and properly installed.
- 10.13 **CONTRACTOR** shall prepare a summary list of all Submittals to be provided by the **CONTRACTOR** and its appropriate Subcontractors for review and for subsequent approval by the Professional prior to procurement or fabrication. This list shall include material submittals, shop drawings, test reports, closeout documents, and warranties/guarantees under each CSI Division. The submittals shall include a detailed description of the **CONTRACTOR'S** intended Quality Control Plan and testing schedule.

11.0 SAFETY/SECURITY

- 11.1 **CONTRACTOR** will be responsible for safety and security of the Project site. The **CONTRACTOR** must take special precautions to protect its own personnel and the public from its construction activities.
- 11.2 The **CONTRACTOR** shall follow all applicable OSHA guidelines and regulations. All Work shall be accomplished by skilled workmen familiar with and trained to do this type of work and shall be further qualified to operate or use the equipment and rigging needed to accomplish this Work. All tools and equipment shall be in good working order and suitable for proper application. Tools shall be secured and in the **CONTRACTOR'S** possession at all times.
- 11.3 Maintenance of Traffic: The **CONTRACTOR** shall be responsible for maintaining pedestrian traffic through the areas that are affected by the Work. Prior to changing any traffic patterns, the **CONTRACTOR** shall submit a Maintenance-of-Traffic Plan identifying how the pedestrian traffic flows will be modified, subject to the approval of the Project Manager and authorities having jurisdiction. The **CONTRACTOR** shall provide proper signage to identify temporary relocations.
- 11.4 Maintenance of Discipline: The **CONTRACTOR** shall enforce strict discipline for its personnel and its subcontractors. No fraternizing with court personnel and or public will be permitted. Loud music and objectionable language are prohibited. Construction Personnel must maintain strict dress code: shirts must be worn at all times. Shirts with objectionable graphics/language are prohibited. The **CONTRACTOR** shall be responsible for ensuring that all personnel engaged by the **CONTRACTOR** or subcontractors shall be properly attired at all times.
- 11.5 The **CONTRACTOR** shall enforce strict discipline on activities related to generation of wastes and noise, pollution of air/water/soil, and similar harmful or deleterious effects, which might reasonably irritate persons or violate regulations at or in the vicinity of the project site.
- 11.6 It is the **CONTRACTOR'S** responsibility to schedule all work around the above parameters. Any variation must be requested, in writing, 48 hours in advance with written approval from the **PROJECT MANAGER**.
- 11.7 Site Security: It is the **CONTRACTOR'S** responsibility to provide suitable barricades to protect the general public from possible hazards or to secure materials and equipment related to the construction process. This is to include the installation of temporary perimeter wall as applicable to separate construction area from public access.
- 11.8 All operations shall be done in such a manner as to avoid hazards to persons and property and

interference with the use of adjacent areas or interruption of free passage to and from such site areas.

- 11.9 The **CONTRACTOR** must provide temporary protection for all finished work as may be required during construction and until final acceptance of the project by the **COUNTY**.
- 11.10 Since the existing building located at 700 E. Twiggs Street will be occupied during the renovation, **CONTRACTOR** shall observe and maintain strict control over its personnel and their activities. Safety and security of the building must be observed at all times.
- 11.11 The **CONTRACTOR** shall be responsible for providing names and social security numbers for all personnel accessing the 700 E. Twiggs Street Building, for use by County Security in performing background checks. The **CONTRACTOR** shall be responsible for ensuring that all personnel engaged by the **CONTRACTOR** or subcontractors shall be properly attired and provided with identification badges (identifying individual's name and company name), before entering secured areas within these buildings. Contractor to provide list of vendors and complete the Criminal Justice Information Services form. No work to be scheduled prior to clearance of background verification provided by User Agency Security contact.

12.0 ENVIRONMENTAL CONTROLS

- 12.1 Noise/Dust Environmental Pollution: The **CONTRACTOR** shall keep the generation of noise and dust to a minimum. All local ordinances and regulations covering noise control shall be observed. In cases where the **CONTRACTOR** will generate dust or other pollutants, adequate barriers and ventilation are to be provided to minimize their dispersion. The **CONTRACTOR** is responsible for any and all damage as a result of the Work. The **CONTRACTOR** shall keep the **PROJECT MANAGER** advised of work to be done and the amount of pollution to be expected. **CONTRACTOR** shall ensure that proper ventilation equipment be utilized during the application of any paint or noxious cover material and that such application shall take place in a safe manner and, if necessary, outside of normal working hours.
- 12.2 Trash Removal: The **CONTRACTOR** shall be responsible for removing all his construction-related trash from the building, in keeping with safe construction site practices. The **CONTRACTOR** must provide his own trash removal and dumpster if required for this work. Also, Refer to Section 5.4.13 of the Contract Terms and Conditions for additional requirements. Contractor to make arrangements for placement of dumpster location off site, coordinate with authorities

13.0 TEMPORARY UTILITIES/FACILITIES

- 13.1 The **CONTRACTOR** shall make arrangements for and pay for all temporary utilities required during construction when existing utilities are interrupted during performance of the Work. **CONTRACTOR** shall arrange for trash disposal, storage, and toilets. **CONTRACTOR** shall be responsible for making all necessary connections to temporary utilities in a safe and proper manner and for returning all utilities to their original state. Contractor shall provide notice and coordinate with end user / Project Manager for approval prior to interrupting services not to impact construction activities.
- 13.2 Electrical Power/Water: The **CONTRACTOR** shall coordinate with Project Manager for use of existing utilities. **CONTRACTOR** shall be responsible for making all necessary connections in a safe and proper manner and for returning all utilities to their original state.
- 13.3 Temporary Toilets: The **CONTRACTOR** shall obtain approval in advance for on-site facilities for the construction crew. Custodial services to be in place for the duration of the construction activities for the first-floor existing restrooms. Public restrooms to remain accessible to public access. Contractor to maintain restrooms in clean manner.

- 13.4 Telephone/Communications: During the entire contract time, (including non-working hours for emergency purposes) the **CONTRACTOR** and its superintendent shall be available and provide for communication by telephone, digital pager and/or cellular telephone. **THE CONTRACTOR'S** business office shall be available for communication by telephone during business hours.
- 13.5 Construction Barricade / Temporary Wall: The **CONTRACTOR** shall erect and maintain a temporary wall separation surrounding the construction site. The extent of the wall shall be determined at the time of the pre-construction conference.
- 13.6 Storage/Staging: **CONTRACTOR** shall make arrangements for its own storage as necessary within the site. Storage conditions shall be acceptable to the **COUNTY** for all materials and equipment not incorporated into the work but included in Application for Payment. Off-site storage facilities shall be accessible to the Project Manager. Materials stored off-site shall be insured for full value. Certificates of insurance coverage must be submitted to the Project Manager with the request for payment by the **CONTRACTOR**. All arrangements and costs for storage facilities shall be paid by the **CONTRACTOR**. Storage location if feasible within the facility shall be determined at the time of the pre-construction conference.
- 13.7 Parking: The **CONTRACTOR** shall make its own arrangements at no additional cost to the county for delivery and parking within the site. Coordinate parking/staging area with Project Manager.
- 13.8 Temporary Office: The **CONTRACTOR** as assigned shall set up field office within the building, location to be determined as assigned and approved by the Public Defender.
- 13.9 The cost of temporary facilities must be included in the **CONTRACTOR'S** Bid Price.

14.0 TESTING:

- 14.1 Notwithstanding any other statements to the contrary within the Drawings or Specifications, all testing, including but not limited to soil compaction testing, concrete materials testing, masonry mortar and grout testing, reinforcing steel and structural steel testing and all other testing required to establish compliance with the contract documents shall be made by **CONTRACTOR**, or if required, by a qualified independent testing agency retained and paid by the **CONTRACTOR** and approved by the **PROFESSIONAL** and the **COUNTY**. **THE CONTRACTOR** shall be responsible for coordinating all testing with its testing company. Copies of all test reports shall be provided to the Professional and to the Project Manager.
- 14.2 The **COUNTY** reserves the right to obtain additional testing if it is deemed necessary. Retesting due to non-compliance shall be paid for by **CONTRACTOR**.

15.0 PERMITS AND UTILITY SERVICES:

- 15.1 The **CONTRACTOR** shall be responsible for constructing the Project to meet the requirements of all authorities having jurisdiction. The **CONTRACTOR** shall be responsible for coordinating, obtaining, and paying for 100% of any permit, fee, license, utility connection and utility charges required for performing the Work, whether the actual work is to be performed by the **CONTRACTOR** or the utility/regulatory agency such as City of Tampa Construction Services, Water Department, TECO, FDOT, etc. The **CONTRACTOR** shall also be responsible for performing and paying for 100% of all utility work associated with the project, including sewer service, water service (including fire service), electrical service and data/communications conduits. The **CONTRACTOR** shall be responsible to meet the requirements of all authorities having jurisdiction. The **CONTRACTOR** shall conduct its operations to conform to the requirements of the permits.
- 15.2 Where permits require that certain work is to be performed only in the presence of a representative of the permitting entity, the **CONTRACTOR** shall provide all coordination and notification

required to assure the permit conditions are not violated.

- 15.3 The Project is located within the jurisdiction of the City of Tampa. Plans review has been completed (COT Permit No: BLD-26-0519465 (First Floor Security Lobby). In addition to permits required by the City, there may be other licenses, permits and fees payable by the **CONTRACTOR** to entities other than the City. The **CONTRACTOR** shall remain responsible to obtain and pay for such other licenses, permits and fees. Threshold inspection, Fire Protection system, Fire Alarm system as required.
- 15.4 **Utility Charges:** Water and Wastewater service is provided by the City of Tampa. Electrical service is provided by TECO, all utility connections for the Project must be coordinated by **CONTRACTOR** with the utility company. Any charges by the utility companies must be paid by the **CONTRACTOR** and **THE CONTRACTOR** will be reimbursed for said charges by the Allowance for Permits and Utility Charges with no additional mark-up by **CONTRACTOR**.
- 15.5 An Allowance of **\$5,000** (First Floor Security Lobby) is established within the Bid Proposal for the purposes of permit cost/fees and utility charges. The permit cost/fees and utility charges will be reimbursed to the **CONTRACTOR** by the **COUNTY** with proper receipt and documentation indicating actual amount paid by **CONTRACTOR** with no additional mark-up by **CONTRACTOR**. At Project Closeout, unused amounts remaining in the allowance shall be credited back to the **COUNTY** by Change Order.

Note: The Permit and Utility Allowance cannot be used for any temporary utility services such as temporary power, water, etc. Cost of such temporary services must be included in the Bid Price.

- 15.6 Estimated Permit Schedule for City of Tampa Permits: Pursuant to Section 218.80 Florida Statutes, **HILLSBOROUGH COUNTY** discloses to the **CONTRACTOR** by a permit schedule set forth below, the permits and fees which are payable by the **CONTRACTOR** to **City of Tampa** for the Project:

1. Building Permit	\$ 950.00
2. Inspections	\$ 1,620.80
3. Fire Alarm Trade Permit	\$ 1,615.10
4. Fire Sprinkler Trade Permit	\$ 814.10

This is based the fee schedules provided at City of Tampa's website <https://www.tampa.gov/construction-services/info/fee-schedule>

- 15.7 Permit Status: As of the bid solicitation date, the project plans review has issued Permit No: First Floor Security Lobby: BLD-26-0519465.
- 15.8 If applicable, **CONTRACTOR** shall provide copies of its National Pollutant Discharge Elimination System (NPDES) permit documents to the City of Tampa, Department of Public Works, Stormwater Division, 306 E. Jackson St. 6N, Tampa, Florida 33602.

16.0 SALVAGE BY THE COUNTY

- 16.1 Notwithstanding any other provision stated elsewhere, the **COUNTY** reserves the full right to salvage and take possession of any item within the Work areas designated for demolition. **CONTRACTOR** shall have no claim to any item which the **COUNTY** may wish to salvage and take possession of, nor shall the **CONTRACTOR** have any right to compensation for any such item salvaged by the **COUNTY**.

17.0 CONSTRUCTION SCHEDULE

- 17.1 As part of its services and prior to starting any construction work, the **CONTRACTOR** shall submit for the Project Manager's and Professional's review its Bar Chart Critical Path Schedule reflecting a detail sequence of work showing the same Required Milestone Completion Dates indicated in the Contract Terms and Conditions. Early or late completion shall not be shown. Activities shall be broken down in sufficient detail to show all the Work listed from top to bottom in a logical manner and indicating any shop drawing submittal, including the detailed amount of work to be undertaken in each area. **CONTRACTOR** shall make revisions to the Bar Chart Schedule until it is acceptable to the Project Manager and Professional.
- 17.2 The **CONTRACTOR'S** Schedule shall clearly indicate the sequence and duration of all activities, including but not limited to shop drawings, fabrication, materials ordering, delivery, permitting, utility coordination, maintenance of traffic, user relocations. The sequence of activities shall be reviewed and accepted by the **COUNTY** prior to finalization.
- 17.3 Without impacting the Required Completion Milestone Dates and at the request of the **COUNTY**, the **CONTRACTOR** must revise/refine its schedule and adjust the sequence of work as necessary to meet the requirements of the **COUNTY**.
- 17.4 **CONTRACTOR** shall provide an updated look ahead schedule no less than once every month. The updated schedule shall indicate the completed Work to date and anticipated progress and completion of other items.
- 17.5 After Work is started, it shall be continued to completion promptly and expeditiously as required by the Contract Time. The **CONTRACTOR** shall sufficiently staff the job to complete the project within the time specified.

18.0 SCHEDULE OF VALUES

- 18.1 The **CONTRACTOR** shall within ten (10) days of award of the contract, but no later than pre-construction meeting date, submit a balanced Schedule of Values which does not provide for overpayment to the **CONTRACTOR** on activities which would be performed first. The Schedule shall be a true and balanced representation of the Contract Amount. The Schedule shall be revised and resubmitted until acceptable to the **Design Professional** and County **PROJECT MANAGER**. Once the Schedule has been approved by the **PROJECT MANAGER**, the **COUNTY** reserves the right throughout the Contract (at its option), to require that the **CONTRACTOR** maintain a particular price contained in the Schedule of Values, for the purpose of negotiating Change Orders and Allowance Authorization Releases.

END OF SPECIAL CONDITIONS