

CITY OF SANIBEL

PROJECT MANUAL

Sanibel Historical Museum and Village Rutland House Roof Replacement Project

ITB-PW-7-2025/SK

July 21, 2025



*Public Works Department
750 Dunlop Road, Sanibel, FL 33957
(239)472-6397*

BIDS DUE BY: 2:30 PM on August 21, 2025

PRE-BID CONFERENCE: NONE

NO QUESTIONS WILL BE ACCEPTED AFTER: 5:00 PM, (ET) August 11, 2025 all questions must be submitted in writing to scott.krawczuk@mysanibel.com and received by stated time.

SEALED ENVELOPES MUST BE MARKED WITH THE TITLE OF THE BID, BID NUMBER, NAME AND ADDRESS OF THE BIDDER.

Courier Packages (FedEx, UPS) shall clearly state on the outer packaging, the Invitation to Bid Title and the Invitation to Bid Number. If the proper information is not on the courier's outer packaging the Bid/RFP may be sent back to the Vendor without being opened and/or given consideration for that project.

BIDDERS ARE ADVISED THAT THE UNITED STATES POSTAL SERVICE DOES NOT DELIVER TO 750 DUNLOP ROAD AND BIDDERS ARE ADVISED TO USE AN ALTERNATIVE DELIVERY METHOD TO 750 DUNLOP ROAD.

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Historical Museum and Village Rutland House Roof Replacement Project (Plans prepared by Weston & Sampson Engineers, Inc.)	6 pages
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CITY OF SANIBEL, FLORIDA

ADVERTISEMENT FOR BIDS

Legal Notice is hereby given that sealed proposals will be received at the Office of the City Engineer, City of Sanibel, Florida, at the Public Works Building, 750 Dunlop Road, Sanibel, until **2:30 P.M.**, on **AUGUST 21, 2025** and shortly thereafter will be publicly opened and read aloud. Any proposal offered later than the above time will be returned unopened.

The work for which proposals are to be received consists of the following:

SANIBEL HISTORICAL MUSEUM AND VILLAGE RUTLAND HOUSE ROOF REPLACEMENT PROJECT

Proposals shall be properly and completely executed on a standard proposal form. Each proposal shall be accompanied by an acceptable certified check or cashier's check made payable to the City of Sanibel, or an acceptable Bidders Bond, in an amount not less than five percent (5%) of the total bid price.

The Contractor to whom the work is awarded will be required to furnish an acceptable Surety Bond in an amount of one hundred percent (100%) of the contract price.

No bidder may withdraw his proposal within a period of sixty (60) days following the date set for receiving proposals. The City of Sanibel reserves the right to hold any and all bids for a period of not more than sixty (60) days and said bids shall be and remain valid and in full force and effect during said period. The City of Sanibel reserves the right to reject any and all proposals and to waive informalities.

Plans and Specifications for the work may be obtained online at:

<https://www.mysanibel.com/297/City-Bids>

AFFIDAVIT REQUESTED
PUBLISH ONE TIME
Fort Myers News-Press
July 21, 2025

INFORMATION FOR BIDDERS

1.01 SCOPE

- A. The contract work provides for the **Sanibel Historical Museum and Village Rutland House Roof Replacement Project** and other related items pertinent and incidental thereto including the furnishing of all labor, materials, supplies, equipment, work and services, ready for satisfactory and continuous operation, in accordance with the drawings and specifications.
- B. The work included in this contract is described briefly as follows:
Removal and replacement of standing seam metal roofing system at the Sanibel Historical Museum and Village Rutland House building. Project also includes roof structure retrofit work and installation of new plywood sheathing to comply with current building and wind codes.
- C. Construction is scheduled to begin **SEPTEMBER 2025**.

1.02 CONTRACT DOCUMENTS AND SPECIFICATIONS

- A. Work to be performed shall be in accordance with drawings and specifications prepared by Weston & Sampson and the City of Sanibel.

1.03 BIDDER TO EXAMINE SITE

- A. All bidders are to inform themselves of the conditions under which the work is to be performed, the site of the work, the obstacles which may be encountered, and all other relevant matters concerning the work to be performed. The successful bidder will not be allowed any extra compensation by reason of any matter or thing concerning which said bidder might have fully informed themselves because of their failure to have so informed themselves prior to the bidding.

1.04 INFORMATION NOT GUARANTEED

- A. All information given relating to borings, material encountered, and groundwater is from the reports of the boring CONTRACTOR. Such information is furnished only for the information and convenience of the bidders. It is understood and agreed that the OWNER does not warrant or guarantee as to the accuracy or completeness of such information. Each bidder must satisfy themselves regarding the character, quantities, and conditions of the various materials and work to be done.
- B. It is further understood and agreed that the bidder or the CONTRACTOR will not use any information made available to themselves or obtained by any examination made by them in any manner as a basis or ground of claim or demand of any nature against the OWNER arising from or by reason of any variance which may exist between the information offered and the actual materials and structures encountered during the construction work.

1.05 QUESTIONS REGARDING CONTRACT DOCUMENTS

- A. In general, no answer will be given in reply to an oral question if the question involves an interpretation of the intent or meaning of the drawings or contract documents, or the equality or use of products or methods other than those definitely designated or described on the drawings or in the specifications. Any information given to bidders other than by means of the drawings and contract documents or by addenda as described below is given informally and shall not be used as the basis of a claim against the OWNER or the Engineer.
- B. To receive consideration, such questions shall be submitted in writing to the OWNER at least **TEN (10)** days before the advertised date for receipt of bids. If the question involves equality or use of products or methods, it must be accompanied by drawings, specifications, or other data, in sufficient detail to enable the OWNER to determine the equality or suitability of the product or method. In general, the OWNER will neither approve nor disapprove particular products prior to the opening of the bids; such products will be considered when offered by the CONTRACTOR for incorporation into the work.
- C. The OWNER will arrange as addenda, which shall become a part of the Contract, all questions received as above provided, with his decision regarding each. Addenda will be posted at least **FIVE (5)** days prior to the receipt of bids. It shall be the responsibility of the CONTRACTOR, prior to submitting a proposal, to check the Demandstar online marketplace to download any and all addenda associated with the project. CONTRACTOR shall acknowledge issued addenda on Proposal document page (P-2).
- D. Unless such action shall have been taken by the CONTRACTOR and approval obtained, he agrees to use the product or method designated or described in the specifications or as amended by these addenda.

1.06 PROPOSAL FORM

- A. All bids must be submitted upon the Proposal Form which will be furnished by the OWNER. The Proposal Form shall be completely executed and shall give the price bid for each item of work proposed, both in words and figures, and shall be signed by the bidder.
- B. In the event of a discrepancy between the prices written in words and prices written in figures, the prices written in words shall govern.
- C. The successful bidder shall be prepared to complete the work within **FORTY-FIVE (45)** Calendar days.

1.07 LETTER FROM SURETY

- A. The CONTRACTOR shall submit with their executed bid proposal a letter or statement from their surety company that it will execute and deliver a one hundred percent (100%) Performance and Payment Bond.

1.08 AWARD OF CONTRACT

A. Lump Sum Proposals - The award of Contract shall be made to the low, responsive and responsible bidder on the lump sum proposals submitted for the work except as provided in for in 1.23 LOCAL PREFERENCE. The Contract shall be deemed as having been awarded when formal notice shall have been served upon the successful bidder by an officer or agent of the OWNER duly authorized to give such notice.

B. Unit Price Proposals

(1) The award of the Contract will be made to the lowest responsible bidder on the total bid price given on the Proposal Form, page P-1 except as provided in for in 1.23 LOCAL PREFERENCE. The Contract shall be deemed as having been awarded when formal notice shall have been served upon the successful bidder by an officer or agent of the OWNER duly authorized to give such notice.

(2) The quantities listed in the unit price proposal form are to be considered as approximate and are to be used for the comparison of bids only. The unit prices to be tendered by the bidders are to be tendered expressly for the scheduled quantities, as they may be increased or decreased as hereinafter provided. Payments, except for lump sum items in the unit price Contract, will be made to the CONTRACTOR for the actual quantities of work performed or materials furnished in accordance with the plans and specifications; and it is understood that the scheduled quantities of work to be done and materials to be furnished may each be increased or diminished as hereinbefore provided without in any way invalidating the unit price bid. Where there is a conflict between the unit price and the extension thereof made by the bidder, the unit price shall govern, and the Engineer shall be authorized to make a correct extension of such unit bid price and to use such corrected extension in comparing bids.

(3) When bids are requested on "Alternate" items, the City reserves the right to select the lowest responsible bidder based upon either the base bid or the base bid with any or all of the alternate bid prices.

(4) The City reserves the right to accept or reject any or all bids and to waive any formal irregularities in the bids, when deemed to be in the best interest of the City.

1.09 BID SECURITY

A. Each bid shall be accompanied by a cashier's check made payable to the OWNER or an acceptable bidder's bond in an amount of not less than five percent (5%) of the total bid price. The checks will be returned to all except the three lowest formal bidders within three days after the date of opening the bids. Any checks remaining with the OWNER shall be returned upon execution of a contract.

1.10 COMPARISON OF BIDS

A. Bids will be compared on the basis of the lump sum bid or the sum of unit price extensions plus the sum determined in evaluating the time of completion stated by the bidders in their proposals if the OWNER desires to make such evaluation. The net sum thus obtained shall be used to determine the order of bidding.

- B. The sum to be used for evaluation of the time of completion stated by the bidder, if used, shall be only for comparison of bids. It shall be the product of \$300.00 and the number of calendar days named by the bidder.

1.11 EXPERIENCE AND ABILITY OF CONTRACTOR

- A. It is the intent of the OWNER not to award the Contract to any bidder who does not furnish satisfactory evidence they have the ability and experience in this class of work, and that they have sufficient capital and plant to enable them to prosecute the same successfully and to complete it in the time named in the proposal. CONTRACTOR shall have a minimum of **FIVE (5)** years' experience with similar projects.

1.12 EXECUTION OF CONTRACT

- A. The successful bidder to whom the Contract is awarded shall be required to execute **three (3)** copies of the Construction Contract and **three (3)** copies of the Performance and Payment Bond.

1.13 FORFEITURE OF BID SECURITY

- A. In the event that the party to whom the Contract is awarded shall fail or neglect to execute the Contract and furnish satisfactory bonds within TEN (10) days after the OWNER has notified him that the Contract is ready for execution, the OWNER may determine that the bidder abandoned the Contract, and thereupon the proposal and acceptance shall be null and void; and the security accompanying the proposal shall be forfeited to and retained by the OWNER as liquidated damages for such failure and neglect, and to indemnify the OWNER for any loss which may be sustained by failure of the bidder to execute the Contract. After the execution of the Contract and the acceptance of the bonds by the OWNER, the bid securities which have been retained by the OWNER shall be returned to the respective bidders.

1.14 UNAVAILABILITY OF MATERIALS

- A. Bids must be based on use of the materials specified, subject to the provisions of any addenda issued. If the CONTRACTOR is unable to furnish or use any of the materials or equipment specified because of any order by a governmental agency limiting the manufacture or use, or because of the supply situation in the general market for such material or equipment, the CONTRACTOR shall offer substitutes therefor. The substitutes shall be suitable for the purpose, considering the factors of quality, serviceability, appearance, and maintenance. No substitute shall be used until it has been approved by the Engineer.
- B. No consideration will be given to the use of substitutes on account of market conditions unless the CONTRACTOR demonstrates that for the item in question, CONTRACTOR placed their order and submitted shop drawings without delay, that CONTRACTOR has shown due diligence in attempting to locate the item as specified, and that the unavailability is due to market conditions in general throughout the particular industry.

- C. If substitutes are used in the work, the compensation to be paid to the CONTRACTOR shall be subject to review and adjustment. As a general principle, if the Engineer shall determine that the substitute will be less satisfactory, the CONTRACTOR shall allow a credit to the OWNER; only "under unusual circumstances shall there be an increase in" compensation to the CONTRACTOR on account of substitution. The basis upon which the amount of price adjustments will be founded shall be the cost of the appropriate items at the time the bids were opened.

1.15 LOCAL LABOR AND MATERIALS

- A. Whenever possible, the CONTRACTOR, their sub-contractors, material personnel, or others who employ labor, shall employ such labor locally.

1.16 NONDISCRIMINATION IN EMPLOYMENT

- A. Contracts for work under this proposal may obligate the CONTRACTOR and sub-contractors not to discriminate in employment practices.
- B. Bidders must, if requested, submit a compliance report concerning their employment practices and policies in order to maintain their eligibility to receive the award of the Contract.

1.17 RIGHT-OF-ACCESS

- A. The CONTRACTOR agrees that a representative of the OWNER or Engineer will have access to the work wherever it is in preparation of progress and that the CONTRACTOR will provide facilities for such access and inspection.

1.18 SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION

- A. The successful bidder shall be responsible for all obligations prescribed as employer obligations under Chapter XVII of Title 29, Code of Federal Regulations, Part 1926, otherwise known as "Safety and Health Regulations for Construction."

1.19 UTILITIES

- A. All existing utility systems which conflict with the construction of the work herein shall be relocated or temporarily removed and replaced as required. Such relocating or temporary removal and replacement shall be accomplished at the expense of the CONTRACTOR, and the work shall be done by the Utility unless the Utility approves in writing that the work may be done by the CONTRACTOR.
- B. The CONTRACTOR shall make all necessary applications and arrangements and pay all fees and charges for electrical energy for power and light required for the construction of this Contract during its entire progress. CONTRACTOR shall provide and pay for all temporary wiring, switches, connections and meters.

1.20 EASEMENTS

- A. The OWNER will obtain right-of-way easements over and through certain private lands for the construction and rehabilitation. The width or limits of such rights-of-way will be defined by the OWNER before the work or construction shall begin. If the methods of construction employed by the CONTRACTOR are such as to require the use of land beyond the limits obtained, CONTRACTOR shall make their own agreements with the property owners affected for the use of such additional land and submit a copy of the agreement to the "owner".
- B. In all such easement rights-of-way, the CONTRACTOR shall be required to carefully remove the Owner's fences, or other obstacles to the construction procedure, and replace the same after the work is installed. The backfilling shall be to the grade of the existing ground level or to the grade as established by the Owner in the event the Owner permits the deposit of excess material upon such land.
- C. The cost of all such restoration of property shall be included and no additional payment will be allowed for this work.

1.21 OPERATIONS WITHIN RIGHT-OF-WAY

- A. In public thoroughfares, all operations of the CONTRACTOR, including those of temporary nature, must be confined within the applicable right-of-way limits. If the methods of the construction employed by the CONTRACTOR are such as to require the use of land beyond the public thoroughfares, CONTRACTOR shall make their own agreements with the property owners affected for the use of such additional land and submit a copy of the agreement to the "owner".

1.22 PUBLIC RECORDS

- A. OWNER is a public agency subject to Chapter 119, Florida Statutes, the Public Records Law. As a CONTRACTOR or service provider to OWNER, CONTRACTOR is also subject to the Public Records Law pursuant to Section 119.0701, Florida Statutes, and shall comply with Florida's Public Records Law. Unless specifically exempted by Florida law, in whole or part, the CONTRACTOR shall:
 - (1) Keep and maintain public records required by the OWNER in order to perform the service. This shall include all records relating to CONTRACTOR'S services provided to the OWNER and includes "all documents, papers, letters, maps, books, tapes, photographs, films, sound recordings, data processing software, or other material, regardless of the physical form, characteristics or means of transmission."
 - (2) Upon request from the OWNER'S custodian of public records, provide the OWNER with a copy of the 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.
 - (3) 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 OWNER.

(4) Upon completion of the contract, transfer, at no cost to the OWNER, all public records in possession of the CONTRACTOR, or keep and maintain public records required by the OWNER to perform the service. If the CONTRACTOR transfers all public records to the OWNER 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 OWNER, upon request from the OWNER'S custodian of public records, in a format that is compatible with the information technology systems of the OWNER.

B. As required by Section 119.0701(2)(a), the following contact information is provided to the CONTRACTOR in the format required by statute:

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:

**SANIBEL CITY CLERK
800 DUNLOP ROAD
SANIBEL, FLORIDA 33957
(239) 472-3700
scotty.kelly@mysanibel.com**

1.23 DELETED

1.24 E-Verify

A. In compliance with Section 448.095, Fla. Stat., CONTRACTOR and its sub-contractor must be registered with and use the E-Verify system to verify work authorization status of all employees hired after January 1, 2021.

(1) CONTRACTOR shall require each of its sub-contractors to provide CONTRACTOR with an affidavit stating that the sub-contractor does not employ, contract with, or sub-contract with an unauthorized alien. CONTRACTOR shall maintain a copy of the sub-contractor's affidavit as part of and pursuant to the records retention requirements of this Agreement.

(2) The OWNER, CONTRACTOR, or any sub-contractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated Section 448.09(1), Fla. Stat. or the provisions of this section shall terminate the contract with the person or entity.

(3) The OWNER, upon good faith belief that a sub-contractor knowingly violated the provisions of this section, but CONTRACTOR otherwise complied, shall promptly notify CONTRACTOR, and CONTRACTOR shall immediately terminate the contract with the sub-contractor.

- (4) A contract terminated under the provisions of this section is not a breach of contract and may not be considered such. Any contract termination under the provisions of this section may be challenged pursuant to Section 448.095(2)(d), Fla. Stat. CONTRACTOR acknowledges that upon termination of this Agreement by the OWNER for a violation of this section by CONTRACTOR, CONTRACTOR may not be awarded a public contract for at least one (1) year. CONTRACTOR further acknowledges that CONTRACTOR is liable for any additional costs incurred by the OWNER as a result of termination of any contract for a violation of this section.
- (5) Subcontracts. CONTRACTOR or sub-contractor shall insert in any subcontracts the clauses set forth in this section, including this subsection, requiring the sub-contractor to include these clauses in any lower tier subcontracts. CONTRACTOR shall be responsible for compliance by any sub-contractor or lower tier sub-contractor with the clauses set forth in this section.

PROPOSAL

CITY OF SANIBEL, FLORIDA

Sanibel Historical Museum and Village
Rutland House Roof Replacement Project
August 21, 2025 @ 2:30PM

TO: CITY OF SANIBEL
Public Works Department
750 Dunlop Rd.
SANIBEL, FLORIDA 33957

Pursuant to the advertisement for bids, the undersigned having read the Specifications and examined the Drawings prepared by the City of Sanibel for the **Sanibel Historical Museum and Village Rutland House Roof Replacement Project** in the City of Sanibel, Florida, and having inspected the site of work and conditions affecting and governing same, hereby proposes to provide all materials, and all equipment, tools, etc., and to perform all labor necessary for the installation as specified and described in said Specifications.

The Total Bid Price for the work based on the summation of the extensions of the unit prices on the attached itemized proposal is:

_____ Dollars (\$_____)
(written)

TIME OF COMPLETION

The undersigned further agrees to complete the furnishings and construction of such work, ready for continuous and satisfactory operation in all respects, within **FORTY-FIVE (45)** calendar days of the Notice to Proceed.

TIME OF VALIDITY

It is hereby agreed that this proposal shall remain in full force and effect and may not be withdrawn for a period of sixty (60) days from the date of receiving proposals by the City of Sanibel.

BID SECURITY

The undersigned encloses herewith a certified check or cashier's check payable to the City of Sanibel, Florida or a bidder's bond bonding the undersigned and surety to the City of Sanibel, Florida in an amount not less than five percent (5%) of the total bid price as set out above, guaranteeing that the undersigned will enter into contract for the performance of the work if this proposal is accepted. It is hereby agreed that this proposal shall remain in full force and effect and may not be withdrawn for a period of sixty (60) days from the date of receiving proposals by the City of Sanibel, Florida.

ADDENDA

Receipt of Addenda Nos. _____ is hereby acknowledged.

Respectfully submitted,

Contractor

(Individual____), (Partnership____) or (Corporation____)

(SEAL)

Signed _____

Name (print) _____

Title _____

Address _____

City / State _____

Telephone _____

Fax _____

Email _____

DATE:

NOTE: The legal status of the bidder, whether as an individual, partnership or corporation, must be indicated above, and all pertinent information as required of the Specifications must be furnished.



CITY OF SANIBEL

HISTORICAL MUSEUM AND VILLAGE RUTLAND HOUSE ROOF REPLACEMENT PROJECT

**Bid Opening
July 21, 2025 @ 2:30p.m.**

PAY ITEMS						
Item No.	Quantity	Unit	Description	Unit Price (Words)	Unit Price \$ (Figures)	Extended Price \$ (Figures)
1	1	LS	Mobilization		\$	\$
2	1	LS	Demobilization		\$	\$
3	2,300	SF	Demolition metal deck panels and nailer boards		\$	\$
4	1,555	SF	Removal of insulation		\$	\$
5	2,300	SF	Standing Seam Metal Roof Panels		\$	\$
6	2,300	SF	Plywood, underlayment and fasteners		\$	\$
7	154	LF	Ridge flashing and fasteners		\$	\$
8	48	LF	Valley flashing and fasteners		\$	\$
9	335	LF	Perimeter flashing and fasteners		\$	\$
10	1,555	SF	Installation of R30 Insulation		\$	\$
11	1,217	LF	2x4 Lumber sistering with fasteners		\$	\$
12	72	LF	Simpson Strong-Ties 3'-0" with fasteners		\$	\$
13	148	LF	Simpson Strong-Ties continous with fasteners		\$	\$
14	84	EA	Simpson Strong Tie Hurricane Straps with fasteners		\$	\$
PROJECT TOTAL						\$

**City of Sanibel
Required Bid Items**

**Sanibel Historical Museum and Village
Rutland House Roof Replacement Project**

August 21, 2025

No.	Name	Page Reference
1	Bid Package in sealed envelope marked with Title of Bid, Bid Number, Name & Address of Bidder	Cover page Invitation to Bid
2	Complete proposal on form provided	Sheet A-1 Sheets P1 & P2
3	Complete Unit Price Proposal	Sheet P-3
4	Include Certified Check or Bid Bond 5% or more of total bid price	Sheet A-1 and IB-3
5	Acknowledge issued addenda on page 2 of Proposal Form	Sheet IB-2, P2, GC-1
6	Letter or statement from Bidder's surety company it will execute and deliver a 100% Performance and Payment Bond	Sheet IB-2
7	Furnish evidence they have ability & experience, have sufficient capital and plant, and minimum FIVE (5) years of experience	Sheet IB-4

SPECIMEN FORM OF CONTRACT

THIS CONTRACT, made this _____ day of _____, 2025, by and between THE CITY OF SANIBEL, FLORIDA, hereinafter called "OWNER", and _____ a Florida profit corporation, hereinafter called "CONTRACTOR".

WITNESSETH: That for and in consideration of the covenants set forth below and other good and valuable consideration, the sufficiency and receipt of which is acknowledged, OWNER and CONTRACTOR hereby agree as follows:

1. The term "CONTRACT DOCUMENTS" means and includes the following, all of which are incorporated herein and made part of the CONTRACT:
 - A. Specifications for "Sanibel Historical Museum and Village Rutland House Roof Replacement Project" dated July 21, 2025, including, without limitation, all General Specifications, General Conditions, Special Provision, Required Contract Provisions, Technical Specifications, Drawings and Appendices
 - B. Bidding Documents, including Advertisement, Information to Bidders, and Addenda
 - C. CONTRACTOR'S Proposal in response to ITB-PW-7-2025/SK
 - D. This CONTRACT
 - E. Performance and Payment Bond
 - F. Notice of Award
 - G. Notice to Proceed
 - H. Change Order(s)
2. The CONTRACTOR will commence and complete the construction which includes:

"Sanibel Historical Museum and Village Rutland House Roof Replacement Project" as described in the CONTRACT DOCUMENTS (the "WORK")
3. The CONTRACTOR will furnish all of the material, supplies, tools, equipment, labor and other services necessary for the completion of the WORK.
4. The CONTRACTOR will commence the WORK within 6 calendar days after date of the NOTICE TO PROCEED and will complete the same no later than **FORTY-FIVE (45)** calendar days of the NOTICE TO PROCEED, unless the period for completion is extended otherwise by the CONTRACT DOCUMENTS.
5. The CONTRACTOR agrees to perform all of the WORK in accordance with the CONTRACT DOCUMENTS for the sum of \$_____ said amount being the total "**unit price sum / lump sum price**" as listed on the Contractor's proposal form as submitted for this project.
6. The OWNER will pay to the CONTRACTOR in the manner and at such times as set forth in the General Conditions such amounts as required by the CONTRACT DOCUMENTS.
7. The CONTRACT DOCUMENTS embody the entire agreement of CONTRACTOR and OWNER regarding the Work. No deviation from the CONTRACT DOCUMENTS will be allowed, honored or compensated unless accompanied by a fully executed change order.
8. This CONTRACT shall be binding upon all parties hereto and their respective heirs, executors, administrators, successors, and assigns; however, CONTRACTOR shall not assign or otherwise

transfer its rights, duties or obligations under this CONTRACT without prior written consent of OWNER.

IN WITNESS WHEREOF, the parties hereto have executed, or caused to be executed by their duly authorized officials, this Agreement in counterparts each of which shall be deemed an original on the date first above written.

(SEAL)

OWNER City of Sanibel

ATTEST _____

By _____

Name _____

Name _____

Title _____

Title _____

(SEAL)

CONTRACTOR: _____

ATTEST _____

By _____

Name _____

Name _____

Title _____

Title _____

Email _____

Approved as to form

City Attorney

SPECIMEN FORM OF CONTRACT
PERFORMANCE AND PAYMENT BOND

BY THIS BOND, WE

(Name of Contractor)

(Address of Contractor)

A _____, as principal, and
(Corporation, Partnership, or Individual)

(Name of Surety)

(Address of Surety)

a Corporation, as Surety, are bound to

(Name of Owner)

(Address of Owner)

herein called Owner, in the sum of _____
_____ Dollars, (\$_____)

for payment of which we bind ourselves, our heirs, personal representatives, successors, and assigns, jointly and severally.

THE CONDITION OF THIS BOND is that if Principal:

1. Performs the Contract dated _____, **“Year”** between Principal and Owner for construction of:

the contract being made a part of this bond by reference, at the times and in the manner prescribed in the contract and;

2. Promptly makes payments to call claimants, as defined in Section 255.05 (1), Florida Statutes, supplying Principal with labor, materials, or supplies, used directly or indirectly by Principal in the prosecution of the work provided for in the Contract and;
3. Pays Owner all losses, damages, expenses, costs, and attorney's fees, including appellate proceedings, that Owner sustains because of a default by Principal under the Contract and;
4. Performs the guarantee of all work and materials furnished under the Contract for the time specified in the Contract; then this bond is void; otherwise it remains in full force.

Any changes in or under the Contract Documents and compliance or non-compliance with any formalities connected with the Contract or the changes does not affect Surety's obligation under this bond.

DATED ON _____, **“Year”**.

ATTEST:

(Principal) Secretary

Principal

By _____

(SEAL)

(Witness as to Principal)

(Address)

ATTEST:

(Surety) Secretary

Surety

By _____
Attorney-in-Fact

(SEAL)

(Witness as to Surety)

(Address)

(Address)

NOTE: Date of bond must not be prior to date of Contract. If Contractor is Partnership, all partners should execute Bond.

IMPORTANT: Surety companies executing bonds must appear on the Treasury Department's most current list (Circular 570 as amended) and be authorized to transact business in the state where the project is located.

PERIODIC ESTIMATE FOR PARTIAL PAYMENT

PROJECT: _____ OWNER: _____

ENGINEER: _____ CONTRACTOR: _____

PERIODIC ESTIMATE NO. _____ FOR PERIOD _____ TO _____

ANALYSIS OF ADJUSTED CONTRACT AMOUNT TO DATE

- A. Original contract amount (Col.6) _____
- B. Plus: Change Order Additions (Col.13) _____
- C. Less: Change Order Deductions (Col.16) _____
- D. Adjust contract amount to date _____

ANALYSIS OF WORK PERFORMED

- 1. Amount of original contract work performed to date (Col.8) _____
- 2. Change Order work performed to date _____
- 3. Total amount of work performed to date _____
- 4. Add: Materials stored at close of this period
(Attach detailed schedule _____)
- 5. Less: Amount retained _____ percent _____
- 6. Net amount earned on contract work to date _____
- 7. Less: Amount of previous payments _____
- 8. Balance due this payment _____

CERTIFICATION OF CONTRACTOR

According to the best of my knowledge and belief, I certify that all items and amounts shown on the face of this periodic estimate are correct; that all work has been performed and/or material supplied in full accordance with the Terms and Conditions of the Contract, and/or duly authorized deviations, substitutions, alterations, and/or additions; that this estimate is as true and correct statement of the contract account up to and including the last day of the period covered by this Periodic Estimate, and that no part of the "Balance Due This Payment" has been received:

(Contractor)

By _____
(Authorized Representative)

Title _____

RECOMMENDATION OF ENGINEER

In accordance with the contract and this Periodic Estimate for Partial Payment, the Contractor is entitled to payment in the amount shown above.

DATE: _____ By _____

PERIODIC ESTIMATE FOR PARTIAL PAYMENT

PROJECT:

OWNER:

ENGINEER:

CONTRACTOR:

PERIODIC ESTIMATE NO. _____ FOR PERIOD _____ TO _____

CONTRACT AMOUNT						COMPLETED TO DATE		
ITEM NO.	DESCRIPTION OF ITEM	QUANTITY	UNIT OF MEAS.	COST PER UNIT	TOTAL AMOUNT	QUANTITY	AMOUNT	% COM- LETE
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)

TOTAL

PERIODIC ESTIMATE FOR PARTIAL PAYMENT

PROJECT:

OWNER:

ENGINEER:

CONTRACTOR:

PERIODIC ESTIMATE NO. _____ FOR PERIOD _____ TO _____

SCHEDULE OF CHANGE ORDERS

CHANGE ORDER					ADDITIONS	
					AMOUNT COMPLETED TO DATE	DEDUCTIONS
NO. (10)	DATE (11)	DESCRIPTION (12)	AMOUNT (13)	PERCENT COMPLETE (14)	(15)	(16)

TOTAL

CONTRACTOR'S LETTERHEAD

CONTRACTOR'S CERTIFICATE

I, _____, the duly qualified, acting and authorized agent of the Contractor, _____ on the project, do hereby certify that we have performed all of the work set forth in strict accordance with the plans, specifications, laws and ordinances applicable thereto and do further certify that all materials and equipment listed herein have been paid for in full as allowed on all prior Estimates and, if requested to do so, will show evidence of payment for same in writing before the final payment of this Estimate No. _____.

I further certify (if this is a Final Estimate) that the amount received hereunder is considered compensation and final payment in full for all work performed under the Contract, including any amendments thereto, and upon payment of said sum, hereby release the Owner, its employees, agents, and representatives in accordance with said Contract. We further certify that we fully guarantee all work performed hereunder for a period of twelve months from the date of payment for the Final Estimate, (in accordance with the terms of our original Contract and all Amendments thereto), during which time all terms and conditions of the original Contract Documents shall remain in full force and effect, including the insurance requirements, Hold Harmless Agreement and Indemnifying Agreements as contained in said Contract Documents.

CERTIFIED TO FOR PAYMENT ON THIS _____ DAY OF _____, "Year".

CONTRACTOR'S SEAL

Contractor

BY: _____

TITLE: _____

Sworn to before me this _____ day of _____, "Year".

NOTARY

My commission expires: _____:

(NOTARY SEAL)

PROJECT: _____

OWNER: City of Sanibel

CHANGE ORDER NO. _____

TO: _____

You are hereby authorized to make the following additions and/or deductions to your contract amount.

	PREVIOUS CONTRACT AMOUNT	NET CHANGE		REVISED		CONTRACT AMOUNT
		INCREASE	DECREASE	(DEDUCT)	(ADD)	
TOTAL:	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____

Description of Change: Add Deduct

RECOMMENDED:

APPROVED:

OWNER _____

By _____ By _____

Title _____ Date _____ Title _____ Date _____

ACCEPTED:

CONTRACTOR _____

BY _____

Title _____ Date _____

GENERAL CONDITIONS OF THE CONTRACT

SECTION 2.1 - CONTRACT DOCUMENTS

2.1.01 GENERAL:

The Contract Documents comprise the following general classifications of documents, including all additions, deletions, modifications, or other documents incorporated therein:

1. Bidding Documents
2. Contract
3. General Conditions of the Contract
4. Special Conditions
5. Specifications

2.1.02 BIDDING DOCUMENTS:

The Bidding Documents are issued by the OWNER to assist bidders in preparing their proposal include:

1. Advertisement
2. Information for Bidders
3. Proposal: The offer of a Bidder to perform the work described by the Contract Documents made out and submitted on the prescribed Proposal Form, properly signed and guaranteed.
4. Addenda to Contract Documents: Any addenda issued during the time of bidding, or forming a part of the Contract Documents loaned to the Bidder for the preparation of his Proposal, shall be covered in the Proposal, and shall be made a part of the Contract. Receipt of each Addendum shall be acknowledged in the Proposal.

2.1.03 CONTRACT:

The Contract defines the "Contract Documents" and covers the performance of the work described in the Contract Documents including all supplemental addenda thereto and all general and special provisions pertaining to the work or materials.

2.1.04 GENERAL CONDITIONS OF THE CONTRACT:

The General Conditions of the Contract outline certain general responsibilities of the OWNER and the CONTRACTOR (who are the parties to the Contract) and those responsibilities delegated by the OWNER to the Engineer who acts as the agent of the OWNER.

1. Definitions: Wherever the words hereinafter defined, or pronouns used in their stead, occur in these specifications and contract documents, they shall have the meanings herein given:
 - A. The word "OWNER" shall mean the municipality, person, firm, or corporation as specified in the Advertisement for Bids, for whom the work is to be done.

- B. The word "CONTRACTOR" shall mean the person, firm, or corporation entering into a contract with the OWNER to construct and complete the work as herein specified, set out and shown.
- C. The word "sub-contractor" shall mean a person, firm, or corporation, other than a CONTRACTOR, supplying labor and materials or labor for work at the site of the project.
- D. The word "Engineer" shall mean the project engineer as designated by the OWNER.

2.1.05 SPECIAL CONDITIONS:

Special Conditions are special provisions not included in the General Conditions of the Contract, which apply to this specific project.

2.1.06 DRAWINGS AND SPECIFICATIONS:

The intent of the Drawings and Specifications is that the CONTRACTOR shall furnish all labor, materials, equipment, and transportation necessary for the proper execution of the work, unless specifically noted otherwise. The CONTRACTOR shall do all the work outlined in the Contract Documents and all incidental work necessary to complete the project in a substantial and acceptable manner, and fully complete the work or improvement, operational and ready for occupancy by the OWNER.

1. Discrepancies: Any discrepancies found between the Drawings and Specifications and site conditions or any inconsistencies or ambiguities in the Drawings and Specifications shall be immediately reported to the Engineer, who shall promptly correct such inconsistencies or ambiguities in writing. Any work done by the CONTRACTOR after his discovery of such discrepancies, inconsistencies, or ambiguities shall be done at the CONTRACTOR'S risk.
2. Adequacy: Responsibility for adequacy of the design and for sufficiency of the Drawings and Specifications shall be borne by the OWNER. The complete requirements of the work to be performed under the Contract shall be set forth in Drawings and Specifications to be supplied by the OWNER through the Engineer or by the Engineer as representative of the OWNER. The Drawings and Specifications shall be considered inseparable documents; and in considering them, the CONTRACTOR shall rely upon both instruments in order to perform the work in accordance with their combined intent.
3. Additional Instructions: Further instructions may be issued by the Engineer during the progress of the work by means of Drawings, or otherwise to make more clear or specific the Drawings and Specifications or as may be necessary to explain or illustrate changes in the work to be done. Where said correction of errors or omissions, except as provided in the next two paragraphs below, adds to the amount of work to be done by the CONTRACTOR, compensation for said additional work shall be made under the item for Extra Work except where the additional work may be classed under some item of work for which a unit price is included in the proposal.
4. The fact that specific mention of the fixture, or of any part of work, is omitted in the specifications, whether intentionally or otherwise, when the same is clearly shown or indicated on the drawings, or is usually and customarily required to fully complete such work as is specified herein, will not entitle the CONTRACTOR to consideration in the matter

of any claim for extra compensation, but the said fixtures or work or both must be installed or done the same as if called for by both drawings and specifications.

5. All work indicated on the drawings and not mentioned in the specifications or vice versa, and all work and material usual and necessary to make work complete in all its parts, whether or not they are indicated on the drawings or mentioned in the specifications, shall be furnished and executed the same as if they were called for by both the drawings and specifications.
6. Plans and Specifications: The Engineer may furnish the CONTRACTOR up to 5 sets of plans and specifications covering this project at no cost to the CONTRACTOR. For each set of plans and specifications furnished to the CONTRACTOR, or any of his sub-contractor's, in excess of this number, the CONTRACTOR shall be billed at actual cost of printing and delivery.
7. Dimensions: Only figured dimensions on the Drawings will be used by the CONTRACTOR. Where the work of the CONTRACTOR is affected by finish dimensions, these shall be determined by the CONTRACTOR at the site, and he shall assume the responsibility, therefore.

2.1.07 CONTRACT DOCUMENTS FOR THE USE OF THE ENGINEER:

The CONTRACTOR shall maintain one complete set of the Contract Documents at the job site which shall always be available to the Engineer and upon which the CONTRACTOR shall record all changes and field adjustments. The CONTRACTOR shall keep one copy of plans, shop drawings, and supplemental drawings at the site in good order and annotated to show all changes made during construction. An as-built survey of the project shall be performed and submitted to OWNER prior to final acceptance. The survey shall be conducted in accordance with the standards set forth in Chapter 472 of the Florida Statutes and the Minimum Technical Standards for such survey as specified in Chapter 61G17 of the Florida Administrative Code. The cost of the survey shall be borne by the CONTRACTOR.

SECTION 2.2 - OWNER-CONTRACTOR-ENGINEER RELATIONS

2.2.01 OWNER'S RIGHTS AND RESPONSIBILITIES:

1. Lands by OWNER: The OWNER will provide the lands shown on the Drawings or described in the Specifications upon which the work under the Contract is to be performed and to be used for right-of-way for access. Any delay in furnishing these lands by the OWNER will be deemed proper for adjustment in the Contract Amount and in the time of completion.
2. Base Lines and Bench Marks: Unless otherwise specified, the OWNER will establish base lines, and bench marks.
3. OWNER'S Right to Correct Deficiencies: Upon failure to perform the work in accordance with the Contract Documents, including any requirements with respect to the Schedule of Completion, and after five days' written notice to the CONTRACTOR, the OWNER may, without prejudice to any other remedy he may have, correct such deficiencies in work intended to become a permanent part of the project. The cost to correct such deficiencies may be deducted from the payment due the CONTRACTOR.

4. Suspension of Work by OWNER: The OWNER shall have the authority to suspend the work, wholly or in part, for such period or periods as he may deem necessary due to unsuitable weather or such other conditions as are considered unfavorable to carry out the provisions of the Contract, or to supply materials meeting the requirements of the Contract Documents.
 - A. Notice: The work or any portion thereof may be suspended at any time by the OWNER provided that he gives the CONTRACTOR five days' notice of suspension which shall set forth the date on which work is to be resumed. The CONTRACTOR shall resume the work upon written notice from the OWNER and within ten days after the date set forth in the notice of suspension. If the OWNER does not give written notice to resume work within ten days of the date fixed in the notice of suspension, the CONTRACTOR may abandon that portion of the work so suspended and shall be entitled to payment in accordance with Paragraph 2.6.09, Payment for Work Suspended by the OWNER.
 - B. In case of any suspensions, the time in which the CONTRACTOR is required to complete the work shall be extended as many working days as the same is suspended; provided, however, that if the work is suspended on account of failure on the part of the CONTRACTOR to comply with specifications, such extensions of time will not be allowed.
5. OWNER'S Right to Terminate Agreement and Complete the Work: The OWNER shall have the right to terminate his agreement with the CONTRACTOR after giving ten days' written notice of termination to the CONTRACTOR in the event of any default by the CONTRACTOR.
 - A. Default by CONTRACTOR: It shall be considered a default by the CONTRACTOR whenever he shall:
 - (i) Declare bankruptcy, become insolvent, or assign his assets for the benefit of his creditors.
 - (ii) Disregard or violate provisions of the Contract Documents or fail to prosecute the work according to the agreed Schedule of Completion, including extensions thereof.
 - (iii) Fail to provide a qualified superintendent, competent workmen or sub-contractor's, or proper materials, or fail to make prompt payment, therefore.
 - B. Completion by the OWNER: In the event of termination of the Agreement by the OWNER because of default by the CONTRACTOR, the OWNER may take possession of the work and of all materials and equipment thereon and may finish the work by whatever method and means he may select.

2.2.02 CONTRACTOR'S RIGHTS AND RESPONSIBILITIES:

All work shall be done in strict accordance with the Contract Documents. Observations, construction reviews, tests, recommendations or approvals by the Engineer or persons other than the CONTRACTOR, shall in no way relieve the CONTRACTOR of his obligation to complete all work in accordance with the Contract Documents. All work shall be done under the direct supervision of the

CONTRACTOR. The CONTRACTOR shall be responsible for construction means, methods, techniques and procedures, and for providing a safe place for the performance of the work by the CONTRACTOR, Sub-contractor's, suppliers and their employees, and for access use, work or occupancy by all authorized persons. The CONTRACTOR shall be responsible for all obligations prescribed as employer obligations under Chapter XVII of Title 29, Code of Federal Regulations, Part 1926, otherwise known as "Safety and Health Regulations for Construction".

1. Lands by CONTRACTOR: Any land and access thereto not specifically shown to be furnished by the OWNER that may be required for temporary construction facilities or for storage of materials shall be provided by the CONTRACTOR with no liability to the OWNER. The CONTRACTOR shall confine his apparatus and storage to such additional areas as he may provide at his expense.
 - A. Private and Public Property: The CONTRACTOR shall not enter upon private property for any purpose without obtaining permission; and he shall be responsible for the preservation of all public property, trees, monuments, structures, and improvements, along and adjacent to the street and/or right-of-way and shall use every precaution necessary to prevent damage or injury thereto. He shall use suitable precautions to prevent damage to pipes, conduits, and other underground structures, and shall protect carefully from disturbance or damage all monuments and property marks until an authorized agent has witnessed or otherwise referenced their location and shall not remove them until directed.
2. Surveys: Based upon the information provided by the OWNER, the CONTRACTOR shall develop and make all detailed surveys necessary for construction, including slope stakes, batter boards, stakes for pile locations and other working point lines, and elevations. The CONTRACTOR shall carefully preserve bench marks, reference points and stakes; and, in the case of destruction thereof by the CONTRACTOR or resulting from his negligence, the CONTRACTOR shall be charged with the expense and damage resulting there from and shall be responsible for any mistakes that may be caused by the loss or disturbance of such bench marks, reference points, and stakes.
3. Public Utilities: The elevation and location of all public utilities shown on the Drawings were taken from existing public records. It shall be the duty of the CONTRACTOR to make final and exact determination of the location and extent of all utilities, and he will be liable for any expense resulting from damage to them.
4. Superintendent: A qualified superintendent, who is acceptable to the OWNER, shall be maintained on the work and give efficient supervision to the work until its completion. The superintendent shall have full authority to act in behalf of the CONTRACTOR, and all instruction given to the superintendent shall be considered as given to the CONTRACTOR. It shall be the responsibility of this CONTRACTOR's superintendent to coordinate the work of all the sub-contractor's. The superintendent shall be present on the site at all times required to perform adequate supervision and coordination.
5. Subcontracts: At the time set forth in the Contract Documents or when requested by the OWNER, the CONTRACTOR shall submit in writing for review of the OWNER the names of the sub-contractor's proposed for the work. Sub-contractor's may not be changed, except at the request or with the approval of the OWNER. The CONTRACTOR is responsible to the OWNER for the acts and deficiencies of his sub-contractor's, and of their direct and indirect employees, to the same extent as he is responsible for the acts and deficiencies of his employees. The Contract Documents shall not be construed as creating

any contractual relation between any sub-contractor and the OWNER. The CONTRACTOR shall bind every sub-contractor by the terms of the Contract Documents.

A. For convenience of reference and to facilitate the letting of Contracts and Subcontracts, the Specifications are separated into titled sections. Such separation shall not, however, operate to make the OWNER or the Engineer an arbiter to establish limits to the contracts between CONTRACTOR and sub-contractor.

6. CONTRACTOR'S Right to Suspend Work or Terminate Agreement: CONTRACTOR may suspend work or terminate his Agreement with the OWNER upon ten days' written notice to the OWNER for any of the following reasons:

A. If an order of any court or other public authority caused the work to be stopped or suspended for a period of 90 days through no act or fault of the CONTRACTOR or his employees.

B. If the OWNER should fail to pay the CONTRACTOR any sum within 45 days after its award by arbitrators.

7. Work During an Emergency: The CONTRACTOR shall perform any work and shall furnish and install any materials and equipment necessary during an emergency endangering life or property. In all cases, he shall notify the OWNER of the emergency as soon as practicable, but he shall not wait for instruction before proceeding to properly protect both life and property.

2.2.03 RESPONSIBILITY OF THE ENGINEER:

The Engineer shall decide questions which may arise as to the quality and acceptability of materials furnished, work performed, rate of progress of work, interpretation of Drawings and Specifications, and all questions as to the acceptable fulfillment of the Agreement on the part of the CONTRACTOR. The duties and responsibilities of the Engineer as set forth herein shall not be extended, except through written consent of the Engineer and the OWNER.

1. Observation of the Work: All materials and each part or detail of the work shall always be subject to observation by the Engineer and the OWNER; and the CONTRACTOR will be held strictly to the intent of the Contract Documents in regard to quality of materials, workmanship, and the diligent execution of the Contract. Observations may be made at the site or at the source of material supply, whether mill, plant, or shop. The Engineer shall be allowed access to all parts of the work and shall be furnished with such information and assistance by the CONTRACTOR as is required to make his observations and construction review.

2. Acceptability of Work: The Engineer's decision as to the acceptability or adequacy of the work shall be final and binding upon the CONTRACTOR. The CONTRACTOR agrees to abide by the Engineer's decision relative to the performance of the work.

3. Engineer's Decisions: All claims of the OWNER or the CONTRACTOR shall be presented to the Engineer for decision which shall be final, except in cases where time and/or financial considerations are involved, which shall be subject to arbitration.

2.2.04 ORAL AGREEMENTS:

No oral order, objection, claim, or notice by any party to the others shall affect or modify any of the terms or obligations contained in any of the Contract Documents; and none of the provisions of the Contract Documents shall be held to be waived or modified by reason of any act whatsoever, other than a definitely agreed waiver or modification thereof in writing; and no evidence shall be introduced in any proceeding of any other waiver or modification.

2.2.05 OBSERVATION OF COMPLETED WORK

The CONTRACTOR shall remove or uncover such portions of the completed work as may be directed by the OWNER at any time before acceptance of the work. After examination, the CONTRACTOR shall restore the work to the standard required by the Contract Documents. Should the work thus exposed or examined prove acceptable, the uncovering or removing and the restoring of the work shall be paid for as Extra Work; but should the work exposed or examined prove unacceptable, the uncovering, removing, and restoring of the work shall be at the CONTRACTOR'S expense.

2.2.06 WORK BY OWNER OR OTHER CONTRACTOR'S:

1. Separate Contracts: The OWNER may let other contracts in connection with the work of the CONTRACTOR. The CONTRACTOR shall cooperate with other CONTRACTOR'S regarding storage of materials and execution of their work. It shall be the CONTRACTOR'S responsibility to inspect all work by other CONTRACTOR'S affecting his work and to report to the OWNER any irregularities which will not permit him to complete his work in a satisfactory manner. His failure to notify the OWNER of such irregularities shall indicate the work of other CONTRACTOR'S has been satisfactorily completed to receive his work. The CONTRACTOR shall not be responsible for defects of which he could not have known, which develop in the work of others after the work is completed. It shall be the responsibility of the CONTRACTOR to measure the completed work in place and report to the OWNER immediately any difference between completed work by others and the provisions of the Contract Documents.
2. Written Agreement: Whenever work being done by the OWNER through his own employees or through other CONTRACTOR'S is contiguous to work covered by the Contract Documents, the respective rights of the various interests involved shall be established by written agreement to secure the completion of the various portions of the work in general harmony.

2.2.07 SECTION DELETED

2.2.08 NIGHT AND SUNDAY WORK:

No night or Sunday work requiring the presence of an Engineer or Inspector will be permitted, except in case of emergency and then only to such an extent as it is absolutely necessary and with written approval of the Engineer, provided that the clause shall not operate in case of a gang organized for regular and continuous night work, and on work which, in the opinion of the Engineer, can be performed satisfactorily at night or on Sunday.

SECTION 2.3 - MATERIALS, EQUIPMENT, AND WORKMANSHIP

2.3.01 MATERIALS AND EQUIPMENT:

The materials and equipment installed in the work shall meet the requirements of the Contract Documents, and no materials or equipment shall be ordered until reviewed by the Engineer. All materials and equipment not otherwise specifically indicated shall be furnished by the CONTRACTOR. The CONTRACTOR shall guarantee all materials and equipment he provides in accordance with Paragraph 2.3.08.

1. Substitutions: In order to establish standards of quality, the Engineer has, in the detailed Specifications, referred to certain products by name and catalog number. This procedure is not to be construed as eliminating from competition other products of equal or better quality by other manufacturers where fully suitable in design.
 - A. The CONTRACTOR shall furnish the complete list of proposed desired substitutions prior to signing of the Contract, together with such engineering and catalog data as the Engineer may require.
 - B. The CONTRACTOR shall abide by the Engineer's recommendation when proposed substitute materials or items of equipment are not recommended for installation and shall furnish the specified material or item of equipment in such case. All proposals for substitutions shall be submitted in writing by the General CONTRACTOR and not by individual trades or material suppliers. The Engineer will review proposed substitutions and make his recommendations in writing within a reasonable time.
2. Space Requirements: It shall be the responsibility of the CONTRACTOR to ensure that materials and equipment to be furnished fit the space available. He shall make necessary field measurements to ascertain space requirements, including those for connections and shall order such sizes and shapes of equipment that the final installation shall suit the true intent and meaning of the Contract Documents.
3. Arrangement: Where equipment requiring different arrangement of connections from those shown is approved, it shall be the responsibility of the CONTRACTOR to install the equipment to operate properly, and in harmony with the intent of the Contract Documents, and to make all changes in the work required by such arrangement.
4. Unacceptable Materials and Equipment: Materials and equipment which do not conform to the requirements of the Contract Documents, are not equal to samples reviewed by the Engineer, or are in any way unsatisfactory or unsuited to the purpose for which they are intended, shall not be furnished nor installed.
5. Storage: Materials and equipment shall be so stored as to insure the preservation of their quality and fitness for the work. When considered necessary, they shall be placed on wooden platforms or other hard, clean surfaces, and not on the ground, and/or they shall be placed under cover. Stored materials and equipment shall be located to facilitate prompt inspection. Private property shall not be used for storage purposes without the written permission of the OWNER or lessee.

6. Manufacturer's Directions: Manufactured articles, materials, and equipment shall be applied, installed, connected, erected, used, cleaned, and conditioned as directed by the manufacturer.

2.3.02 SAMPLES:

All samples called for in the Specifications or required by the Engineer shall be furnished by the CONTRACTOR and shall be submitted to the Engineer for his review. Samples shall be furnished so as not to delay fabrication, allowing the Engineer reasonable time for the consideration of the samples submitted.

1. Samples for Tests: CONTRACTOR shall furnish such samples of material as may be required for examination and test. All samples of materials for tests shall be taken according to standard methods or as provided in the Contract Documents.
2. CONTRACTOR'S Guaranty: All samples shall be submitted by the CONTRACTOR with a covering letter indicating that such samples are recommended by the CONTRACTOR for the service intended and that the CONTRACTOR'S Guaranty will fully apply.
3. All materials, equipment, and workmanship shall be in accordance with samples guaranteed by the CONTRACTOR and reviewed by the Engineer.

2.3.03 SHOP DRAWINGS:

The CONTRACTOR shall provide shop drawings, setting schedules and such other drawings as may be necessary for the prosecution of the work in the shop and in the field as required by the Drawings, Specifications, or the Engineer's instructions. Deviations from the Drawings and Specifications shall be called to the attention of the Engineer at the time of the first submission of shop drawings and other drawings for consideration. The Engineer's review of any drawings shall not release the CONTRACTOR from responsibility for such deviations. Shop drawings shall be submitted according to a schedule prepared jointly by the CONTRACTOR and the Engineer.

1. CONTRACTOR'S Certification: When submitted for the Engineer's review, shop drawings shall bear the CONTRACTOR'S certification that he has reviewed, checked, and approved the shop drawings; that they are in harmony with the requirements of the Project and with the provisions of the Contract Documents; and that he has verified all field measurements and construction criteria, materials, catalog numbers, and similar data. CONTRACTOR shall also certify that the work represented by the shop drawings is recommended by the CONTRACTOR and the CONTRACTOR'S Guaranty will fully apply.

2.3.04 EQUIPMENT DATA:

The CONTRACTOR shall submit for the Engineer's review complete catalog data for every manufactured item of equipment and all components to be used in the work, including specific performance data, material description, rating, capacity, working pressure, material gage or thickness, brand name, catalog number, and general type. This submission shall be compiled by the CONTRACTOR and reviewed by the Engineer before any of the equipment is ordered.

1. Index: Each data sheet or catalog in the submission shall be indexed according to specification section and paragraph for each reference.

2. Relation to Contract Documents: Catalog data for equipment reviewed by the Engineer shall not supersede the Engineer's Contract Documents. The review of the Engineer shall not relieve the CONTRACTOR from responsibility for deviations from Drawings or Specifications, unless he has in writing called the Engineer's attention to such deviations at the time of submission, nor shall it relieve him from responsibility for error of any sort in the items submitted. The CONTRACTOR shall check the work described by the catalog data with the Engineer's Contract Documents for deviations and errors.
3. CONTRACTOR'S Certification: Equipment data shall be submitted by the CONTRACTOR with a covering letter indicating that he has reviewed, checked and approved the data submitted; that they are in harmony with the requirements of the project and with the provisions of the Contract Documents; and that he has verified all field measurements and construction criteria, materials, catalog numbers, and similar data. CONTRACTOR shall also certify that the work represented by the shop drawings is recommended by the CONTRACTOR and that his Guaranty will fully apply.

2.3.05 REJECTED WORK AND MATERIALS:

Any defective work whether the result of poor workmanship, use of defective materials, damage through carelessness or any other cause shall be removed within ten days after written notice is given by the OWNER, and the work shall be re-executed by the CONTRACTOR. The fact that the Engineer may have previously overlooked such defective work shall not constitute an acceptance of any part of it.

1. Should the CONTRACTOR fail to remove rejected work or materials within ten days after written notice to do so, the OWNER may remove them and may store the materials.
2. Correction of faulty work after final payment shall be in accordance with Paragraph 2.5.12.

2.3.06 CUTTING AND PATCHING:

The CONTRACTOR shall do all necessary cutting and patching of the work that may be required to properly receive the work of the various trades or as required by the Drawings and Specifications to complete the structure. He shall restore all such cut or patched work as approved by the Engineer. Cutting of existing structure that may endanger the work, adjacent property, workmen, or the public shall not be done.

2.3.07 CHARACTER OF WORKMEN:

The CONTRACTOR shall always be responsible for the conduct and discipline of his employees and/or any sub-contractor or persons employed by sub-contractor's. All workmen must have sufficient knowledge, skill, and experience to perform properly the work assigned to them. Any foreman or workman employed by the CONTRACTOR or sub-contractor who does not perform his work in a skillful manner or appears to be incompetent or to act in a disorderly or intemperate manner shall, at the written request of the OWNER, be discharged immediately and shall not be employed again in any portion of the work without the approval of the OWNER.

2.3.08 GUARANTY:

The CONTRACTOR shall guarantee all materials and equipment furnished and work performed for a period of one year from the date of written acceptance of the work.

1. Correction of faulty work after final payment shall be as provided in Paragraph 2.5.12.

2.3.09 A.S.T.M. DESIGNATION:

Wherever the letters "A.S.T.M." are used in these specifications, it shall be understood as referring to the American Society for Testing Materials. When reference is made to a certain Designation Number of a specification or test as set out or given by the American Society of Testing Materials, it shall be understood to mean the current, up-to-date standard specification or tentative specification for that particular process, material, or test as currently published by that group.

SECTION 2.4 – INSURANCE, LEGAL RESPONSIBILITY, AND SAFETY

2.4.01 INSURANCE:

CONTRACTOR shall purchase and maintain such comprehensive general liability and other insurance as well as provide protection from claims set forth below which may arise out of or result from CONTRACTOR'S performance of the Work and CONTRACTOR'S other obligations under the Contract Documents, whether such performance is by CONTRACTOR, by any sub-contractor, by anyone directly or indirectly employed by any of them, or by anyone for whose acts any of them may be liable. All insurance policies shall be with insurers qualified to do business in the state of the Project location.

1. Types: The types of insurance the CONTRACTOR is required to obtain and maintain for the full period of the Contract will be: Workmen's Compensation and Employer's Liability, Comprehensive General Liability and Automobile Liability, U.S.L. & H. coverage (if applicable), Jones Act (if applicable) and an Excess Liability Umbrella Insurance as detailed in the following specifications.
2. Evidence: As evidence of specified insurance coverage, the OWNER may, in lieu of actual policies, accept a Certificate of Insurance on Accord Form 25 issued by the insurance carrier showing such policies in force for the specified period. Each policy or certificate will bear an endorsement or statement waiving right of cancellation or reduction in coverage without ten days notice in writing to be delivered by registered mail to the OWNER. Should any policy be canceled before final payment by the OWNER to the CONTRACTOR and the CONTRACTOR fails immediately to procure other insurance as specified, the OWNER reserves the right to procure such insurance and to deduct the cost thereof from any sum due the CONTRACTOR under this Contract.
3. Adequacy of Performance: Any insurance bearing on adequacy of performance shall be maintained after completion of the project for the full guaranty period. Should such insurance be canceled before the end of the guaranty period and the CONTRACTOR fails immediately to procure other insurance as specified, the OWNER reserves the right to procure such insurance and to charge the cost thereof to the CONTRACTOR.
4. Payment of Damages: Nothing contained in these insurance requirements is to be construed as limiting the extent of the CONTRACTOR'S responsibility for payment of damages resulting from his operations under this Contract.

2.4.02 COMPREHENSIVE GENERAL LIABILITY INSURANCE:

1. General liability insurance shall provide full comprehensive form coverage for both bodily injury and property damage. Such coverage shall include premises-operations, underground hazard, products/completed operations hazard, contractual insurance, broad

form property damage, independent CONTRACTOR'S, and personal injury. The limits for bodily injury shall be \$500,000 each occurrence and \$500,000 aggregate. The limits for property damage shall be \$100,000 each occurrence and \$100,000 aggregate.

2. Automobile liability insurance shall provide full comprehensive form coverage for both bodily injury and property damage. Such coverage shall include owned, hired, and non-owned vehicles. The limits for bodily injury shall be \$500,000 each person and \$500,000 each accident. The limits for property damage shall be \$100,000.
3. Excess liability insurance shall provide an umbrella form coverage for both bodily injury and property damage combined with a minimum limit of \$2,000,000.
4. Indemnity: Included in such insurance will be contractual coverage sufficiently broad to insure the OWNER, the Engineer, their consultants and each of their officers, agents, and employees as additional insured under the General Liability Policy. See Paragraph 2.4.05 below for provisions of Indemnity.

2.4.03 WORKMEN'S COMPENSATION INSURANCE:

CONTRACTOR'S shall provide the statutory Workmen's Compensation and Employer's Liability Insurance requirements of the most current and applicable state Workmen's Compensation Insurance Laws.

2.4.04 DELETED

2.4.05 INDEMNITY:

The CONTRACTOR (sub-contractor) hereinafter "Indemnitor", hereby agrees to indemnify, save and hold harmless, and defend at its own expense the Engineer, OWNER, their respective partners, agents, employees, and anyone else acting for or on behalf of any of them, and any other person or entity for whom any of them may be legally responsible (herein collectively called "Indemnities") from all claims, losses, damages, suits, costs and expenses, including attorneys' fees, or actions of any nature whatsoever which arise out of or are connected with, or are alleged to arise out of or be connected with, the Work to be performed herein; including without limiting the generality of the foregoing, all liability for damages, loss, claims, demands, and actions arising or alleged to arise from injury including death, damage to property including the loss of use thereof and consequential damages therefrom, or damages arising out of economic loss, to any person or entity including any Indemnatee or Indemnitor or its employees, servants and agents whether based upon, or claimed to be based upon, statutory (including without limiting the generality of the foregoing, workmen's compensation), contractual, tort or other liability of any Indemnatee whether or not caused, or alleged to be caused, in whole or in part, by the joint, several or sole negligence, breach of contract, breach of warranty, strict liability, or other breach of duty by any Indemnatee, its partners, employees, agents, and anyone else for or on behalf of any of them, or any other person for whom any Indemnatee may be responsible.

In the event more than one Indemnitor is responsible or alleged to be responsible in respect to an accident or occurrence covered by this indemnification, then all of such Indemnitor shall be jointly and severally responsible to the Indemnities for indemnification shall be settled by separate proceedings and without jeopardy to any Indemnatee.

The indemnity provided hereunder shall not include indemnification of the Engineer in respect to claims arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs, or specifications, or (2) the giving of or the failure to give directions or instructions by

the Engineer, his agents or employees; provided that such giving or failure to give is a primary cause of the injuries and damages.

If any part of these indemnity provisions is adjudged to be contrary to law, the remaining parts of these provisions shall in all other respects be and remain legally effective and binding. Moreover, these indemnity provisions shall not be construed to eliminate or in any way reduce any other indemnification or right which the Engineer and OWNER has by law.

2.4.06 WAIVER OF SUBROGATION:

The OWNER and the CONTRACTOR waive all rights against (1) each other and other sub-contractor's, agents, and employees of each other, and (2) the Engineer and separate CONTRACTOR'S, if any, and their sub-contractor's, agents, and employees, for damages caused by fire or other perils to the extent covered by insurance obtained pursuant to this Section 2.4 or any other property insurance applicable to the work, except such rights as they may have to the proceeds of such insurance held by the OWNER as trustees. The OWNER or the CONTRACTOR, as appropriate, shall require of the Engineer, separate CONTRACTOR'S and sub-contractor's by appropriate agreements, written where legally required for validity, similar waivers each in favor of all other parties enumerated in this subparagraph 2.4.06.

2.4.07 PATENTS AND ROYALTIES:

If any design, device, material, or process covered by letters, patent or copyright is used by the CONTRACTOR, he shall provide for such use by legal agreement with the OWNER of the patent or a duly authorized licensee of such OWNER, and shall save harmless the OWNER and the Engineer from any and all loss or expense on account thereof, including its use by the OWNER.

2.4.08 PERMITS:

All permits and licenses (except as listed hereafter) necessary for the prosecution of the work shall be secured and paid for by the CONTRACTOR. The permits for construction within or across the property, rights-of-way, or easements of highways, railroads, gas lines, electric power transmission lines, water lines, telephone lines, telegraph lines, levees, or other utilities shall be secured and paid for by the OWNER. City of Sanibel Building Dept. permit fees shall be paid for by the OWNER.

2.4.09 LAWS TO BE OBSERVED:

The CONTRACTOR shall give all notices and comply with all Federal, State, and local laws, ordinances, and regulations in any manner affecting the conduct of the work, and all such orders and decrees as exist, or may be enacted by bodies or tribunals having any jurisdiction or authority over the work, and shall indemnify and save harmless the OWNER and the Engineer against any claim or liability arising from, or based on, the violation of any such law, ordinance, regulation, order or decree, whether by himself or his employees. If any discrepancy or inconsistency is discovered in the plans, drawings, specifications, or contract for this work in relation to any such law, ordinance, regulations, order or decree, the CONTRACTOR shall forthwith report the same to the Engineer in writing.

1. Each and every provision of law and clause required by law to be inserted in this contract shall be deemed to be inserted herein; and the contract shall be read and enforced as though it were included herein and, if through mistake or otherwise any such provision is not inserted, or is not correctly inserted, then upon the application of either party, the contract shall forthwith be physically amended to make such insertion. This shall include but not be limited to the Occupational Safety and Health Act of 1970.

2.4.10 WRITTEN NOTICE:

Written notice shall be considered as served when delivered in person or sent by registered mail to the individual, firm, or corporation, or to the last business address of such known to him who serves the notice.

1. Change of Address: It shall be the duty of each party to advise the other parties to the Contract as to any change in his business address until completion of the Contract.

2.4.11 ASSIGNMENT OF CONTRACT:

Neither the CONTRACTOR nor the OWNER shall sublet, sell, transfer, assign, or otherwise dispose of the Contract or any portion thereof, or of his right, title, or interest therein, or his obligations thereunder, without written consent of the other party.

2.4.12 ORAL AGREEMENTS:

No oral order, objection, claim, or notice by any party to the others shall affect or modify any of the terms or obligations contained in any of the Contract Documents; and none of the provisions of the Contract Documents shall be held to be waived or modified by reason of any act whatsoever, other than by a definitely agreed waiver or modification thereof in writing, and no evidence shall be introduced in any proceeding of any other waiver or modification.

2.4.13 WORK DURING AN EMERGENCY:

The CONTRACTOR shall perform any work and shall furnish and install any materials and equipment necessary during an emergency endangering life or property. In all cases he shall not wait for instructions before proceeding to properly protect both life and property.

2.4.14 WARNING SIGNS AND BARRICADES:

The CONTRACTOR shall provide adequate signs, barricades, warning lights, and watchmen and take all necessary precautions for the protection of the work and the safety of the public. All barricades and obstructions shall be protected at night by suitable signal lights which shall be kept burning from sunset to sunrise. Barricades shall be of substantial construction and shall be painted such as to increase their visibility at night. Suitable warning signs shall be so placed and illuminated at night as to show in advance where construction, barricades, or detours exist.

2.4.15 PUBLIC CONVENIENCE:

The CONTRACTOR shall at all times so conduct his work as to insure the least possible obstruction to traffic and inconvenience to the general public and the residents in the vicinity of the work, and to insure the protection of persons and property. No road or street shall be closed to the public, except with the permission of the proper authorities. Fire hydrants on or adjacent to the work shall always be kept accessible to fire-fighting equipment. Temporary provisions shall be made by the CONTRACTOR to ensure the use of sidewalks and the proper functioning of all gutters, sewer inlets, drainage ditches, and irrigation ditches, which shall not be obstructed.

2.4.16 SAFETY:

In accordance with general accepted construction practices, the CONTRACTOR shall be solely and completely responsible for conditions of the job site, including safety of all persons and property affected

directly or indirectly by his operations during the performance of the work. This requirement will apply continuously 24 hours per day until acceptance of the work by the OWNER and shall not be limited to normal working hours.

1. The duty of the Engineer to conduct construction review of the CONTRACTOR'S performance is not intended to include review of the adequacy of the CONTRACTOR'S safety measures in, on, or near the construction site.

2.4.17 EXISTING CONSTRUCTION:

When new construction is adjacent to or crosses highways, railroads, streets, or utilities under the jurisdiction of State, County, City, or other public agency, public utility, or private entity, the OWNER shall secure written permission from the proper authority before executing such new construction. The CONTRACTOR shall satisfy himself that the OWNER has secured written permission before any work is done. The CONTRACTOR shall acquaint himself with and shall execute the work in accordance with any and all requirements of the written permit. The CONTRACTOR shall replace or repair all existing construction damaged in the execution of this Contract. The CONTRACTOR will be required to furnish a release from the proper authority before final acceptance of the work.

2.4.18 SANITARY PROVISIONS:

The CONTRACTOR shall provide and maintain such sanitary accommodations for the use of his employees and those of his sub-contractor's as may be necessary to comply with the requirements and regulations of the local and state departments of health.

2.4.19 NONDISCRIMINATION IN EMPLOYMENT:

The CONTRACTOR agrees:

1. That in the hiring of employees for the performance of work under this contract or any subcontract hereunder, no CONTRACTOR, or sub-contractor, shall, by reason of race, religion, color, sex, national origin or ancestry, discriminate against any citizen who is qualified and available to perform the work to which the employment relates;
2. That no CONTRACTOR, sub-contractor, nor any person on his behalf shall, in any manner, discriminate against or intimidate any employee hired for the performance of work under this contract on account of race, religion, color, sex, national origin or ancestry;
3. The CONTRACTOR agrees to comply with any Federal, State, or local law with respect to nondiscrimination in employment.

SECTION 2.5 - PROGRESS AND COMPLETION OF WORK

2.5.01 NOTICE TO PROCEED:

Following the execution of the Contract by the OWNER and the CONTRACTOR, written Notice to Proceed with work shall be given by the OWNER to the CONTRACTOR. The CONTRACTOR shall begin and shall prosecute the work regularly and uninterruptedly thereafter and not before (except as provided for herein) with such force as to secure the completion of the work within the Contract Time.

2.5.02 CONTRACT TIME:

The CONTRACTOR shall complete, in an acceptable manner, all of the work contracted for in the time stated herein. Computation of Contract Time shall commence on the day specified in the Notice to Proceed and every calendar day following, except as herein provided, shall be counted as Contract Time.

2.5.03 SCHEDULE OF COMPLETION:

The CONTRACTOR shall submit, at such times as may reasonably be requested by the Engineer, schedules showing the order in which the CONTRACTOR proposes to carry on the work, with dates at which the CONTRACTOR will start the various parts of the work, and estimated date of completion of each part.

2.5.04 CHANGES IN THE WORK:

The OWNER may, as the need arises, order changes in the work through additions, deletions, or modifications to the extent of 25% of the original Contract Amount, without invalidating the Contract. Compensation and time of completion affected by the change shall be adjusted at the time of ordering such change.

2.5.05 EXTRA WORK:

New and unforeseen items of work found to be necessary and which cannot be covered by any item or combination of items for which there is a Contract price, shall be classed as Extra Work. The CONTRACTOR shall do such Extra Work and furnish such materials as may be required for the proper completion or construction of the whole work contemplated, upon written order from the OWNER as approved by the Engineer. In the absence of such written order, no claim for Extra Work shall be considered. Extra Work shall be performed in accordance with these Contract Documents where applicable and work not covered by such shall be done in accordance with the best construction practice and in a workmanlike manner. Extra Work required in an emergency to protect life and property shall be performed by the CONTRACTOR as required.

2.5.06 EXTENSION OF CONTRACT TIME:

A delay beyond the CONTRACTOR'S control occasioned by an Act of God, by act or omission on the part of the OWNER, or by strikes, lockouts, fire, etc., may entitle the CONTRACTOR to an extension of time in which to complete the work as agreed by the OWNER, provided, however, that the CONTRACTOR shall immediately give written notice to the OWNER of the cause of such delay.

1. Act of God shall mean an earthquake, flood, cyclone, or other cataclysmic phenomenon of nature. Rain, wind, flood, or other natural phenomenon of normal intensity for the locality shall not be construed as an Act of God, and no reparation shall be made to the CONTRACTOR for damages to the work resulting therefrom.

2.5.07 USE OF COMPLETED PORTIONS:

The OWNER shall have the right to take possession of and use any completed or partially completed portions of the work, notwithstanding that the time for completing the entire work or such portions may not have expired; but such taking possession and use shall not be deemed an acceptance of any work not completed in accordance with the Contract Documents. If such prior use increases the cost of or delays the completion of uncompleted work or causes refinishing of completed work, the

CONTRACTOR shall be entitled to such extra compensation or extension of time or both, as agreed by the OWNER.

2.5.08 REMOVAL OF CONSTRUCTION EQUIPMENT, TOOLS, AND SUPPLIES:

At the termination of this Contract, before acceptance of the work by the OWNER, the CONTRACTOR shall remove all of his equipment, tools, and supplies from the property of the OWNER. Should the CONTRACTOR fail to remove such equipment, tools, and supplies, the OWNER shall have the right to remove them at the expense of the CONTRACTOR.

2.5.09 CLEANING UP:

The CONTRACTOR shall remove from the OWNER'S property, and from all public and private property, all temporary structures, rubbish, and waste materials resulting from his operation or caused by his employees, and shall remove all surplus materials leaving the site smooth, clean, and true to line and grade.

2.5.10 ENGINEER'S CERTIFICATE OF SUBSTANTIAL COMPLETION:

When the work to be performed under this Contract is substantially completed in accordance with the Contract Documents, the Engineer shall prepare an Engineer's Certificate of Substantial Completion to be acknowledged and accepted by the OWNER and the CONTRACTOR. The Certificate may list items to be completed or corrected, but such Certificate shall not relieve the CONTRACTOR of his obligation to complete all work, whether listed or not, in accordance with the Contract Documents nor will it preclude any right the OWNER may have for recourse in accordance with the Contract Documents.

2.5.11 TERMINATION OF CONTRACTOR'S RESPONSIBILITY:

The Contract will be considered complete when all work has been finished, the final review made up by the Engineer, and the project accepted in writing by the OWNER. The CONTRACTOR'S responsibility shall then cease, except as set forth in his Performance and Payment Bond, as provided in Paragraph 2.3.08 Guaranty, and as provided in Paragraph 2.5.12 Correction of Faulty Work After Final Payment.

2.5.12 CORRECTION OF FAULTY WORK AFTER FINAL PAYMENT:

The making of the final payment by the OWNER to the CONTRACTOR shall not relieve the CONTRACTOR of responsibility for faulty materials or workmanship. The CONTRACTOR shall promptly replace any such defects discovered within one year from the date of written acceptance of the work.

2.5.13 LIQUIDATED DAMAGES:

In the event the CONTRACTOR fails to complete satisfactorily the entire work contemplated and provided for under this contract on or before the date of completion determined as described elsewhere herein, the OWNER shall deduct from the monies due to CONTRACTOR the sum of One Hundred Dollars (\$100.00) for each calendar day of delay, which sum is agreed upon not as a penalty but as a fixed and liquidated damage for each day of such delay, to be paid in full and subject to no deduction, it being understood and agreed that the time of completion is of the essence. If the monies due the CONTRACTOR are less than the amount of such liquidated damages, then the CONTRACTOR shall pay the balance to the OWNER.

2.5.14 INCENTIVE CLAUSE:

The City of Sanibel will pay the CONTRACTOR an "Incentive Bonus" in the sum of One Hundred Dollars (\$100.00) for each calendar day if the work in the Contract is completed in accordance with the Contract Documents, as determined by the Engineer, before the documented project completion date.

The parties anticipate that delays may be caused by or arise from any number of events during the course of the Contract, including, but not limited to, work performed, work deleted, change orders, supplemental agreements, delays, disruptions, differing site conditions, utility conflicts, design changes or defects, time extensions, extra work, right-of-way issues, permitting issues, actions of Suppliers, sub-contractor's or other CONTRACTOR'S, actions by third parties, shop drawing approval process delays, expansion of the physical limits of the project to make it functional, weather, weekends, holidays, suspension of CONTRACTOR'S operations, or other such events, forces or factors sometimes experienced in construction work. Such delays or events and their potential impacts on performance by the CONTRACTOR are specifically contemplated and acknowledged by the parties in entering into this Contract and shall not extend the "Incentive Bonus" Completion Date set forth above.

SECTION 2.6 – PAYMENTS TO CONTRACTOR

2.6.01 DETAILED BREAKDOWN OF CONTRACT AMOUNT:

Except in cases where unit prices form the basis for payment under the Contract, the CONTRACTOR shall, within ten days of receipt of Notice to Proceed, submit a complete breakdown of the Contract Amount showing the value assigned to each part of the work, including an allowance for profit and overhead. Upon approval of the breakdown of the Contract Amount by the Engineer, it shall be used as the basis for all Requests for Payment.

2.6.02 REQUESTS FOR PAYMENT:

Progress Payments. OWNER may make progress payments on the project based on the CONTRACTOR'S Applications for Payment as recommended by the Engineer during construction as provided below.

1. Prior to Substantial Completion progress payments will be in an amount equal to 90% of the Work completed, and 90% of materials and equipment not incorporated in the Work but delivered and suitably stored, less in each case the aggregate of payments previously made.
2. Upon Substantial Completion, OWNER shall pay an amount sufficient to increase total payments to CONTRACTOR to 95% of the Contract Price, less such amounts as Engineer shall determine in accordance with paragraph 2.6.05 of the General Conditions.

2.6.03 DELETED

2.6.04 OWNER'S ACTION ON REQUEST FOR PAYMENT:

Within 30 days after receipt of a Request for Payment from the CONTRACTOR, the OWNER shall:

1. Process the Request for Payment as recommended by the Engineer.

2. Pay such other amount, in accordance with Paragraph 2.6.05, as he shall decide is due the CONTRACTOR, informing the CONTRACTOR and the Engineer in writing of his reasons for paying the amended amount.
3. Withhold payment in accordance with Paragraph 2.6.05, informing the CONTRACTOR and the Engineer of his reasons for withholding payment.

2.6.05 OWNER'S RIGHT TO WITHHOLD PAYMENT OF A REQUEST FOR PAYMENT:

The OWNER may withhold payment, in whole or in part, of a Request for Payment to the extent necessary to protect himself from loss on account of any of the following:

1. Defective work.
2. Evidence indicating the probable filing of claims by other parties against the CONTRACTOR which may adversely affect the OWNER.
3. Failure of the CONTRACTOR to make payments due to sub-contractor's, material suppliers, or employees.
4. Damage to another CONTRACTOR.

2.6.06 PAYMENT FOR UNCORRECTED WORK:

Should the OWNER direct the CONTRACTOR not to correct work that has been damaged or that was not performed in accordance with the Contract Documents, an equitable deduction from the Contract Amount shall be made to compensate the OWNER for the Uncorrected work.

2.6.07 PAYMENT FOR REMOVAL OF REJECTED WORK AND MATERIALS:

The removal of work and materials rejected in accordance with Paragraph 2.3.05 and the re-execution of acceptable work by the CONTRACTOR shall be at the expense of the CONTRACTOR, and he shall pay the cost of replacing the work of other CONTRACTOR'S destroyed or damaged by the removal of the rejected work or materials and the subsequent replacement of acceptable work.

1. Removal by OWNER: Removal of rejected work or materials and storage of materials by the OWNER, in accordance with Paragraph 2.3.05, shall be paid by the CONTRACTOR within 30 days after written notice to pay is given by the OWNER. If the CONTRACTOR does not pay the expenses of such removal and after ten days written notice being given by the OWNER of his intent to sell the materials, the OWNER may sell the materials at auction or at private sale and will pay the CONTRACTOR the net proceeds therefrom after deducting all the costs and expenses that should have been borne by the CONTRACTOR.

2.6.08 PAYMENT FOR EXTRA WORK:

Written notice of claims for payment for Extra Work shall be given by the CONTRACTOR within ten days after receipt of instructions from the OWNER to proceed with the Extra Work and before any work is commenced, except in an emergency endangering life or property. No claim shall be valid unless so made. In all cases, the CONTRACTOR'S itemized estimate sheets showing all labor and material shall be submitted to the OWNER. The OWNER'S order for Extra Work shall specify any extension of the Contract Time and one of the following methods of payment.

1. Unit prices or combinations of unit prices which formed the basis of the original Contract.
2. A lump sum based on the CONTRACTOR'S estimate and accepted by the OWNER.
3. Actual cost plus 15% for overhead and profit. Actual costs are defined as follows:
 - A. Labor costs, including all allowances for holidays, vacation, sick leave, apprentice programs, hospitalization, or other "fringe benefits" and including time of foreman while engaged directly upon extra work.
 - B. Labor insurance and taxes.
 - C. Materials and supplies used on the work.
 - D. Associated General CONTRACTOR'S of America standard rental rates on each piece of equipment having a value in excess of \$50.00. Equipment and tools of lesser value are considered "small tools" and, as such, are considered to be part of overhead.

2.6.09 PAYMENT FOR WORK SUSPENDED BY THE OWNER:

If the work or any part thereof shall be suspended by the OWNER and abandoned by the CONTRACTOR as provided in Paragraph 2.2.01 d., Suspension of Work by OWNER, the CONTRACTOR will then be entitled to payment for all work done on the portions so abandoned, plus 15% of the value of the abandoned work to compensate for overhead, plant expense, and anticipated profit.

2.6.10 PAYMENT FOR WORK BY THE OWNER:

The cost of the work performed by the OWNER, in removing construction equipment, tools, and supplies in accordance with Paragraph 2.5.08, Removal of Construction Equipment, Tools, and Supplies, and in correcting deficiencies in accordance with Paragraph 2.2.01 e., OWNER'S Right to Terminate the Agreement and Complete the Work shall be paid by the CONTRACTOR.

2.6.11 PAYMENT FOR WORK BY THE OWNER FOLLOWING HIS TERMINATION OF THE CONTRACT:

Upon termination of the Contract by the OWNER in accordance with Paragraph 2.2.01 e., OWNER'S Right to Terminate Agreement and Complete the Work, no further payments shall be due the CONTRACTOR until the work is completed. If the unpaid balance of the Contract Amount shall exceed the cost of completing the work including all overhead costs, the excess shall be paid to the CONTRACTOR. If the cost of completing the work shall exceed the unpaid balance, the CONTRACTOR shall pay the difference to the OWNER. The cost incurred by the OWNER, as herein provided, and the damage incurred through the CONTRACTOR'S default, shall be certified by the OWNER.

1. Unpaid Balance: If the unpaid balance of the Contract Sum exceeds the cost of finishing the work, including compensation for the Engineer's additional services, such shall be paid to the CONTRACTOR. If such costs exceed such unpaid balance, the CONTRACTOR shall pay the difference to the OWNER. The cost incurred by the OWNER as herein provided shall be certified by the Engineer.

2.6.12 PAYMENT FOR WORK TERMINATED BY THE CONTRACTOR:

Upon suspension of the work or termination of the Contract by the CONTRACTOR in accordance with Paragraph 2.2.02f, CONTRACTOR'S Right to Suspend Work or Terminate Agreement, the CONTRACTOR shall recover payment from the OWNER for the work performed, plus loss on plant and materials, plus established profit and damages.

2.6.13 PAYMENT FOR SAMPLES AND TESTING OF MATERIALS:

Samples furnished in accordance with Paragraph 2.3.02, Samples, shall be furnished by the CONTRACTOR at his expense and may be used in the work, after acceptance.

1. Testing of samples and materials furnished in accordance with Paragraph 2.3.02, Samples, shall be arranged and paid for by the OWNER.

2.6.14 ACCEPTANCE AND FINAL PAYMENT:

When the CONTRACTOR shall have completed the work in accordance with the terms of the Contract Documents, he shall certify completion of the work to the OWNER and submit a final Request for Payment, which shall be the Contract Amount plus all approved additions, less all approved deductions and less previous payments made. The CONTRACTOR shall furnish evidence that he has fully paid all debts for labor, materials, and equipment incurred in connection with the work, and, upon acceptance by the OWNER, the OWNER will release the CONTRACTOR, except as to the conditions of the Performance and Payment Bond, any legal rights of the OWNER, required guaranties, and Correction of Faulty Work after Final Payment, and will pay the CONTRACTOR'S final Request for Payment. The CONTRACTOR shall allow sufficient time between the time of completion of the work and approval of the final Request for Payment for the Engineer to assemble and check the necessary data.

1. Release of Liens: The CONTRACTOR shall deliver to the OWNER a complete release of all liens arising out of this Contract before the final Request for Payment is paid. If any lien remains unsatisfied after all payments are made, the CONTRACTOR shall refund to the OWNER such amounts as the OWNER may have been compelled to pay in discharging such liens including all costs and a reasonable attorney's fee.
2. Final Payment: The CONTRACTOR shall be paid in full within 61 days after the date of substantial completion. If within 61 days after substantial completion there remains uncompleted minor items, an amount equal to 200% of the value of each item as determined by the Engineer shall be withheld and paid 61 days following completion of all such items. This payment shall constitute final settlement.

SECTION 2.7 - CONTROL OF THE WORK

2.7.01 GENERAL:

The following general provisions have been taken verbatim from the Florida Department of Transportation Standard Specifications for Road and Bridge Construction with certain modifications to meet specific requirements of the City of Sanibel. The CONTRACTOR is advised to read these provisions very carefully and ensure that he fully understands all of the requirements.

2.7.02 PLANS AND WORKING DRAWINGS:

1. Plans and Contract Documents:

The CONTRACTOR will be furnished an appropriate number of copies of the plans and special provisions as required for the particular project. Copies of the Standard Specifications may be purchased from the Florida Department of Transportation. The CONTRACTOR shall have available on the work, at all times, one copy each of the plans, specifications and special provisions.

2. Plans:

The plans furnished by the Engineer consist of general drawings showing such details as are necessary to give a comprehensive idea of the construction contemplated. Roadway plans will show in general, alignment, profile grades, typical cross sections and general cross sections. Structure plans, in general, will show in detail all dimensions of the work contemplated. When the structure plans do not show the dimensions in detail, they will show general features and such details as are necessary to give a comprehensive idea of the structure.

3. Alterations in Plans:

All authorized alterations affecting the requirements and information given on the approved plans shall be in writing. No changes shall be made on any plan or drawing after its approval by the Engineer, except by direction of the Engineer.

4. Working Drawings (for Structures):

A. General:

The CONTRACTOR shall furnish, on sheets not larger than 24 inches by 36 inches, such working and detail drawings as may be required for any part of the structure and which are not included in plans furnished by the Engineer.

B. For Steel Structures:

Working Drawings for steel structures shall consist of shop detail, erection details and other working plans, showing details, dimensions, sizes of material, and other information necessary for the complete fabrication and erection of the metal work.

C. For Concrete Structures:

Working drawings for concrete structures shall consist of such detailed plans as may reasonably be required for the effective prosecution of the work and which are not included in plans furnished by the Engineer. These may include details of falsework, bracing centering and formwork, masonry layout diagrams, and diagrams for bending reinforcing steel.

D. Submission of Working Drawings:

The CONTRACTOR shall submit to the Engineer for approval three (3) sets of any required detailed shop or working drawings. These drawings shall be submitted in

sufficient time to allow adequate study and discussion and any necessary correction prior to beginning the work they cover. Prior to the approval of these drawings any work done, or materials ordered for the structures involved shall be at the CONTRACTOR'S risk. One set of these drawings will be returned to the CONTRACTOR, either approved or marked with corrections required. The other sets will be retained by the Engineer.

E. Responsibility of Accuracy of Working Drawings:

It is understood, however, that approval by the Engineer of the CONTRACTOR'S working drawings does not relieve the CONTRACTOR of any responsibility for accuracy of dimensions and details, or for conformity of dimensions and details. The CONTRACTOR shall be responsible for agreement and conformity of his working drawings with the approved plans and specifications.

F. Cost of Working Drawings:

The contract prices shall include the cost of furnishing all working drawings, and the CONTRACTOR will be allowed no extra compensation for such drawings.

2.7.03 COORDINATION OF PLANS, SPECIFICATIONS AND SPECIAL PROVISIONS:

These Specifications, the plans, special provisions, and all supplementary documents are integral parts of the contract, and a requirement occurring in one is as binding as though occurring in all.

They are intended to be complementary and to describe and provide for a complete work. In addition to the work and materials specifically called for in the Specifications as being included in any specific pay item, additional incidental work, not specifically mentioned, will be included in such pay item when so shown in the plans, or if indicated, or obvious and apparent, as being necessary for the proper completion of the work under such pay item and not stipulated as being covered under other pay items. In case of discrepancy, computed dimensions shall govern over scaled dimensions, plans shall govern over Standard Specifications, and special provisions shall govern over both Standard Specifications and Plans.

2.7.04 CONFORMITY OF WORK WITH PLANS:

All Work performed, and all materials furnished shall be in reasonably close conformity with the lines, grades, cross sections, dimensions, and material requirements, including tolerances, shown on the plans or indicated in the specifications.

In the event the Engineer finds the materials or the finished product in which the materials are used not within reasonable close conformity with the plans and specifications, but that reasonably acceptable work has been produced, he shall then make a determination if the work shall be accepted and remain in place. In this event, the Engineer will document the basis of acceptance by contract modification which will provide for an appropriate adjustment in the contract price for such work or materials as he deems necessary to conform to his determination based on engineering judgment.

In the event the Engineer finds the materials, or the finished product in which the materials are used, or the work performed are not in reasonably close conformity with the plans and specifications and have resulted in an inferior or unsatisfactory product, the work or materials shall be removed and replaced or otherwise corrected by and at the expense of the CONTRACTOR.

In the event the OWNER accepts the work that is not within these tolerances, appropriate deductions will be made from the actual amount used to cover the cost of the extra material. The amount will be computed based on the job mix formula and the unit price stated in the Contract.

2.7.05 ERRORS OR OMISSIONS IN PLANS OR SPECIFICATIONS:

The CONTRACTOR shall take no advantage of any apparent error or omission which he might discover in the plans or specifications but shall forthwith notify the Engineer of such discovery, who will then make such corrections and interpretations as he deems necessary for reflecting the actual spirit and intent of the plans and specifications.

2.7.06 AUTHORITY OF THE ENGINEER:

All work shall be available for inspection by the Engineer and performed to his satisfaction.

It is agreed by the parties hereto that the Engineer shall decide all questions, difficulties and disputes, of whatever nature, which may arise relative to the interpretation of the plans, construction, prosecution and fulfillment of the contract, and as to the character, quality, amount and value of any work done, and materials furnished, under or by reason of the contract.

2.7.07 AUTHORITY AND DUTIES OF ENGINEER'S ASSISTANTS:

The Engineer may appoint such assistants and representatives as he desires. They shall be authorized to inspect all work done and all materials furnished. Such inspection may extend to all or any part of the work and to the manufacture, preparation or fabrication of the materials to be used. Such assistants shall not be authorized to revoke, alter or waive any requirement of the specifications. They shall be authorized to call to the attention of the CONTRACTOR any failure of the work or materials to conform to the specifications and contract and shall have the authority to reject materials or suspend the work until any questions at issue can be referred to and decided by the Engineer. The CONTRACTOR shall be immediately notified in writing of any such suspension of the work and such notice shall state in detail the reasons for the suspension. The presence of the inspector or other assistant shall in no way lessen the responsibility of the CONTRACTOR.

2.7.08 CONSTRUCTION STAKES AND MARKERS:

1. Stakes Furnished:

The CONTRACTOR shall furnish and set, free of charge, slope stakes, grade stakes and all other stakes necessary for construction of the project. The CONTRACTOR shall furnish all templates and other materials necessary for making and maintaining points and lines given and shall furnish the Engineer such incidental labor as he may require in reestablishing points and lines necessary to the prosecution of the work.

2. Special Requirements for Landscape Work:

For landscape work, the OWNER will furnish all stakes in the size and quantity required and the CONTRACTOR shall set all such stakes with his own forces. The CONTRACTOR shall maintain such stakes in place until the layout is approved and the digging of the holes for the plantings has begun; replacing any which may become destroyed or disturbed during such period.

2.7.09 CONTRACTOR'S SUPERVISION:

1. Prosecution of work:

The CONTRACTOR shall give the work the constant attention necessary to assure the scheduled progress and he shall cooperate fully with the Engineer and with other CONTRACTOR'S at work in the vicinity.

2. CONTRACTOR'S Superintendent:

The CONTRACTOR shall at all times have on the work as his agent, a competent superintendent capable of thoroughly interpreting the plans and specifications and thoroughly experienced in the type of work being performed, who shall receive the instructions from the Engineer or his authorized representatives. The superintendent shall have full authority to execute the orders or directions of the Engineer and to supply promptly any materials, tools, equipment, labor and incidentals which may be required. Such superintendence shall be furnished regardless of the amount of work sublet.

3. Supervision for Emergencies:

The CONTRACTOR shall have a responsible person available at or reasonably near the work site on a 24-hour basis, seven days a week, in order that he may be contacted in emergencies and in cases where immediate action must be taken to maintain traffic or to handle any other problem that might arise. For compliance with this requirement outside of working hours, the furnishing of the telephone number where such person can be reached will suffice.

2.7.10 GENERAL INSPECTION REQUIREMENTS:

1. Cooperation by CONTRACTOR:

No work shall be done, nor materials used, without suitable inspection by the Engineer or his representative, and the CONTRACTOR shall furnish the Engineer with every reasonable facility for ascertaining whether the work performed, and materials used are in accordance with the requirements and intent of the plans and specifications. If the Engineer so requests, the CONTRACTOR shall, at any time before final acceptance of the work, remove or uncover such portions of the finished work as may be directed. After examination, the CONTRACTOR shall restore the uncovered portions of the work to the standard required by the specifications. Should the work so exposed or examined prove unacceptable, the uncovering or removal, and the replacing of the covering or making good of the parts removed, shall be at the CONTRACTOR'S expense. However, should the work thus exposed or examined prove acceptable, the uncovering or removing, and the replacing of the covering or making good of the parts removed, shall be paid for as extra work.

2. Failure of Engineer to Reject Work During Construction:

If, during or prior to construction operations, the Engineer should fail to reject defective work or materials, whether from lack of discovery of such defect or for any other reason, such initial failure to reject shall in no way prevent his later rejection when such defect is discovered, or obligate the Engineer to final acceptance, and the CONTRACTOR shall make no claim for losses suffered due to any necessary removals or repairs of such defects.

3. Failure to Remove and Renew Defective Materials and Work:

Should the CONTRACTOR fail or refuse to remove and renew any defective materials used or work performed, or to make any necessary repairs in an acceptable manner and in accordance with the requirements of the specifications, within the time indicated in writing, the Engineer shall have the authority to cause the unacceptable or defective materials or work to be repaired, removed and renewed, as may be necessary; all at the CONTRACTOR'S expense. Any expense incurred by the City in making these repairs, removals or renewals, which the CONTRACTOR has failed or refused to make, shall be paid for out of any moneys due or which may become due the CONTRACTOR, or may be charged against the contract bond. Continued failure or refusal on the part of the CONTRACTOR to make any or all necessary repairs promptly, fully and in an acceptable manner shall be sufficient cause for the City, at its option, to perform the work with its own organization, or to contract with any other individual, firm or corporation to perform the work. All costs and expenses incurred thereby shall be charged against the defaulting CONTRACTOR and the amount thereof deducted from any moneys due or which may become due to him or shall be charged against the contract bond. Any work performed, subsequent to forfeiture of the Contract, as described in this Article, shall not relieve the CONTRACTOR in any way of his responsibility for the work performed by him.

2.7.11 FINAL CONSTRUCTION INSPECTION:

1. Maintenance Until Final Acceptance:

The CONTRACTOR shall maintain all work in first-class condition until it has been completed as a whole and has been accepted by the Engineer under the provisions of 2.7.12.

2. Semifinal Inspections:

The Engineer will make a semifinal inspection within seven (7) days after notice from the CONTRACTOR of presumptive completion of the entire project. If, at the semifinal inspection, all construction provided for and contemplated by the contract is found completed to the Engineer's satisfaction, such inspection shall constitute the final inspection, as prescribed below. If, however, at any semifinal inspection any work is found unsatisfactory, in whole or in part, the Engineer shall give the CONTRACTOR the necessary instructions as to replacement of material and performance or re-performance of work necessary and prerequisite to final completion and acceptance, and the CONTRACTOR forthwith shall comply with and execute such instructions. Upon satisfactory replacement of material and performance or reperformance of such work, another inspection shall be made, which shall constitute the final inspection if the required material is found to have been replaced and the work completed satisfactorily.

3. Final Inspection:

Whenever all materials have been furnished, all work has been performed, and the construction contemplated by the contract has been satisfactorily completed, the Engineer will make the final inspection.

2.7.12 FINAL ACCEPTANCE:

When, upon completion of the final construction inspection, the work is found to be completed satisfactorily, the Engineer shall give the OWNER a written recommendation for acceptance of the work. The OWNER shall then satisfy himself as to the Engineer's recommendation and within five days of said recommendation notify the CONTRACTOR, in writing, of his acceptance of the work.

2.7.13 CLAIMS BY CONTRACTOR:

Where the CONTRACTOR deems that extra compensation is due him for work or materials not clearly covered in the contract or not ordered by the Engineer as extra work, as defined herein, the CONTRACTOR shall notify the Engineer in writing of his intentions to make claim for extra compensation, before he begins the work on which he bases the claim. If such notification is not given, and the Engineer is not afforded proper opportunity for keeping strict account of actual cost, as defined for force account, then the CONTRACTOR thereby agrees to waive the claim for such extra compensation. Such notice by the CONTRACTOR, and the fact that the Engineer has kept account of the cost as aforesaid, shall not in any way be construed as establishing the validity of the claim. In such case the claim after consideration by the Engineer, is found to be valid, it shall be allowed and paid for as extra as provided herein.

SPECIAL PROVISIONS

1. REFERENCE SPECIFICATIONS – Florida Building Code (FBC) 2023 - 8th Edition with all current revisions and supplements; Florida Fire Prevention Code (FFPC) 2023 - 8th edition with all current revisions and supplements, (includes Florida versions of NFPA 1 & NFPA 101, 2024 edition); Sea Turtle Regulations; Department of Environmental Protection Bureau of Beaches and Coastal Systems; All other Federal, State and Local Codes and Ordinances which may be in effect for this construction location.
2. The Contractor shall be responsible for applying for a City of Sanibel Building Department construction permit for the project. The City shall be responsible for payment of fees for the Sanibel Building Department permits. Required licensing costs and any other miscellaneous fees associated with the project shall be paid for by the Contractor. All required environmental permits shall be secured by the City. Contractor must possess a valid State of Florida Certified General Contractor License (CGC) at the time of the bid opening.
3. The contractor shall be responsible for all survey construction layout.
4. The Contractor shall dispose of all debris such as trees, brush, stumps and other deleterious material at location off the Island of Sanibel. No extra compensation will be allowed for hauling and providing the off-island disposal areas.
5. The Contractor is advised that he may not enter upon private property adjacent to the project without written consent of the affected property owner. A copy of the permission document shall be given to the Engineer.
6. The Contractor is hereby advised that he may not engage in any work on private property in the City of Sanibel during the contract performance period without written permission from the City of Sanibel. Failure to comply with this provision may result in suspension of all work activities until the matter is resolved.

An example of such work would be the paving of a private driveway. If the Contractor paves the driveway and the property owners does not possess the proper City permits, the entire project might be stopped until the necessary permits are obtained. The delay could be months and the Contractor could be assessed for liquidated damages.

7. No allowance for time extension of the project will be made for weather conditions common to Southwest Florida during the contract time period. The Contractor is reminded that time is of the essence and the work should proceed as quickly and efficiently as possible.
8. The Contractor shall remove and relocate as necessary all mailboxes, street signs, post fences structures such as headwalls, pipes, etc., and any other item necessary for progress and completion of the work. Payment shall be incidental to other items of work.
9. The Contractor shall include the adjustment of those structures (manholes, valves, etc.) that are required to be adjusted for the satisfactory completion of the work. These structures shall be of reinforced concrete or may be brick masonry if circular and constructed in place and shall include the necessary metal frames and gratings. No payment will be made for these items.

10. The contractor will ensure that the roadway and bridges over which he hauls materials will be kept clear. If spoil material and water fall from the truck onto the roadway, the contractor will keep the road clear at all times, either by power broom or by whatever means is necessary, if excessive material continues to be deposited, the Engineer will require hauling to be discontinued until the situation is resolved.
11. Contractor responsible for any temporary markings (i.e. signs, barricades, Striping, caution tape) to assure traffic safety (Vehicular, Pedestrian and Bicycle traffic).
12. All subcontractors must be approved in writing by the City.
13. All soil and concrete tests will be made by a laboratory approved of by the Engineer. Cost of testing will be paid for by the Owner except all subsequent tests deemed necessary because the original test indicated that the work did not conform to specifications. These tests shall be paid for by the contractor. The location of these tests shall be determined by the Owner.
14. An As-Built survey of the project shall be performed and submitted to Owner prior to final acceptance. The survey shall be conducted in accordance with the standards set forth in Chapter 472 of the Florida Statutes and the Minimum Technical Standards for such surveys as specified in Chapter 61G17 of the Florida Administrative Code. The cost of the survey shall be borne by the Contractor.
15. The Contractor shall prevent erosion of soil on the site and adjacent property resulting from his construction activities. Effective measures shall be initiated prior to the commencement of clearing, grading, excavation, or other operation that will disturb the natural protection. Install silt barriers or screens for capturing sediments/solids from erosion and dewatering / jetting activities.
16. The Contractor must be in possession of or obtain from the City of Sanibel an Occupational Registration and if applicable a Vegetation Competency Card prior to the start of the contract work to be done.
17. The Contractor is responsible to pay all toll fees required by Lee County to use the Sanibel Causeway.
18. Contractor is responsible for preventing any workers on this project, including all subcontractors, from feeding alligators anywhere on Sanibel Island. Contractor is required to instruct all workers and subcontractors not to eat lunch on the edge of any waterbody on Sanibel Island and not to feed, tease or interact in any way with any alligators, which is illegal under state law. Signage provided by the City regarding alligator feeding shall be posted on all job sites in a clearly visible location. Project sites adjacent to open water of any kind shall have a minimum of two additional alligator signs posted in clearly visible locations near the water's edge. All job sites shall be maintained free of any open containers of food or any food-related garbage. All workers on this project are to be informed that the City takes this issue very seriously and will prosecute any violators to the full extent of this law. State penalties for violating this law include a fine of up to \$500 per incidence and up to 60 days in jail. Failure to inform workers of the prohibition against feeding alligators as required above or evidence of alligators being fed by workers on this project, either at the project site or elsewhere on Sanibel Island, will result in immediate revocation of this contract.

19. Payment for work items in this contract is based on actual quantities with unit cost as per the bid schedule. The owner reserves the right to adjust quantities up to twenty-five percent (25%) over or underestimated quantities at contract unit prices. Any increase of work items shall be based on unit prices of similar work items in the vicinity. Any such adjustment resulting in the increase of the total contract price must be approved by the City Council.
20. It is up to the contractor to verify the correct scaling for printed plan documents of electronic documents provided by the City.

Contract Documents

City of Sanibel

Rutland House Roof Replacement Project

CONTRACT NO: 1016-2024

July 21, 2025

THESE CONTRACT DOCUMENTS ARE FOR USE WITH THE CONSTRUCTION PLANS
PREPARED BY WESTON & SAMPSON ENGINEERS, INC. ENTITLED

“RUTLAND HOUSE ROOF RETROFIT AND REROOFING”, DATED July 17, 2025

This document includes technical specifications that have been developed by others and are considered as “standards” for the City of Sanibel. These technical specifications have been reviewed by the undersigned Engineer-of-Record and have been deemed acceptable for use on this project.

Rafael Jimenez Velez, P.E., F.R.S.E., S.I.
FL P.E. License No. 84876



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Certificate of Authorization No. 26190

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Technical specifications numbering and content correspond to Construction Specifications Institute's MasterFormat standard. Content has been edited to reflect project requirements.

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END OF SECTION

SECTION 01 12 16

SCOPE AND SEQUENCE OF WORK

PART 1 – GENERAL

1.01 WORK INCLUDED:

A. Complete removal of existing standing seam roof and nailer boards over hip roof, hip porch roof and monoslope roof as shown on drawings. Remove and replace roof insulation at hip roof and monoslope roofed areas. Install structural retrofit at roof beams, new roof beam to wall straps, new collar beams, new ridge beam at hip ridge and hip beam tie straps as shown on drawings. Install new plywood sheathing over reinforced roof beams. Install metal standing seam roof panels over hip roofs, hip porch roof and monoslope roof areas. Install metal roof ridge, valleys and eave caps/trim as shown and specified in construction documents.

1.02 RELATED WORK:

A. SECTION 01 11 00 – CONTROL OF WORK AND MATERIALS

PART 2 - PRODUCTS (NOT APPLICABLE)

PART 3 - EXECUTION

3.01 GENERAL:

- A. The Contractor shall be responsible for scheduling its activities and the activities of any subcontractors involved, to meet the completion date, or milestones, established for the contract. Scheduling of the work shall be coordinated with the Owner and Engineer.
- B. The Construction Sequence Requirements shall be used by the Contractor to form a complete schedule for the project, which shall be coordinated with the Owner and Engineer. Prior to performing any work at the site, the Contractor

shall submit a detailed plan to the Engineer for review. The plan shall describe the proposed sequence, methods, and timing of the work.

3.02 CONSTRUCTION SEQUENCING REQUIREMENTS:

- A. Contractor shall protect building interiors from water intrusion during work.
- B. Contractor shall submit a work plan showing how they propose to protect building from water intrusion for review.
- C. Contractor shall coordinate any duct relocation with Owner at least 2 weeks prior to commencing work.

END OF SECTION

SECTION 01 22 00

MEASUREMENT AND PAYMENT

(Supplemental)

PART 1 GENERAL

1.1 SECTION INCLUDES

- A. Explanation and Definitions
- B. Measurement
- C. Payment
- D. Schedule of Values

1.2 EXPLANATION AND DEFINITIONS

- A. The following explanation of the Measurement and Payment for the Bid Schedule items is made for information and guidance. The omission of reference to any item in this description shall not, however, alter the intent of the Bid Schedule or relieve the CONTRACTOR of the necessity of furnishing such as a part of the Contract.

1.3 MEASUREMENT

- A. The quantities set forth in the Bid Schedule are approximate and are given to establish a uniform basis for the comparison of bids. The CITY reserves the right to increase or decrease the quantity of any class or portion of the work during the progress of construction in accord with the terms of the Contract.
- B. Project Restoration: Restoration Work items that will be measured for payment are identified on the bid form and are described in the technical specifications. No other restoration items will be measured for payment, nor will payment be made for their work. These prices and payment shall constitute full and complete payment for all project restoration. The costs of all other restoration items which the contractor anticipates will be required shall be merged with the appropriate bid item. No further payment will be made to repair damage caused by the contractor, his subcontractors, employees, suppliers, or others associated with his operations.

- C. Restoration of Private Property: All costs for restoration on private property will be considered incidental to the unit price to install the service. Contractor shall assess each service to be installed to determine which means of construction should be used and coordinate with the OWNER to incur the least amount of disturbance to private property. No payment will be made to repair or restore private property under other payment items.

1.4 PAYMENT

- A. Make payment for the items listed on the Bid Schedule on the basis of the work actually performed and completed, such work including but not limited to, the furnishing of all necessary labor, materials, equipment, transportation, clean up, restoration of disturbed areas, and all other appurtenances to complete the construction and installation of the work as shown on the drawings and described in the specifications.
- B. Unit prices are used as a means of computing the final figures for bid and Contract purposes, for periodic payments for work performed, for determining value of additions or deletions and wherever else reasonable.

1.5 SCHEDULE OF VALUES

- A. Approval of Schedule: Submit for approval a preliminary schedule of values, in duplicate, for all of the Work. Prepare preliminary schedule in accordance with the General and Supplemental Conditions. Submit preliminary schedule of values within 10 calendar days after the Effective Date of the Agreement. Submit final schedule of values in accordance with the General and Supplemental Conditions.
- B. Format: Utilize a format similar to the BID FORM, which will be part of the Contract Documents. Identify each line item with number and title of the major specification items. Identify site mobilization, bonds, and insurance. Include within each line item, a direct proportional amount of CONTRACTOR's overhead profit.
- C. Revisions: With each Application for Payment, revise schedule to list approved Change Orders.

1.6 APPLICATIONS FOR PAYMENT

- A. Required Copies: Submit three copies of each application on EJCDC Form No. C620 (2013 Ed.) or approved equal. Present required information in typewritten form or on electronic media printout.
- B. Execute certification by signature of authorized officer.

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- C. Use data from approved Schedule of Values.
- D. Stored Materials: When payment for materials stored is permitted, submit a separate schedule for Materials Stored showing line item, description, previous value received, value incorporated into the Work and present value.
- E. Change Orders: List each authorized Change Order as an extension on continuation sheet, listing Change Order number and dollar amount as for an original item of work.
- F. Final Payment: Prepare Application for Final Payment as required in the General Conditions.
- G. Submit an updated construction schedule for each Application for Payment.
- H. Submit application for payment to ENGINEER on, or before, the 2nd Friday of each month.

PART 2 PRODUCTS

Not Used

PART 3 EXECUTION

3.1 MEASUREMENT AND PAYMENT

- A. Make payment on the basis of work actually performed completing each item in the Bid, such work including, but not limited to, the furnishing of all necessary labor, materials, equipment, transportation, cleanup, and all other appurtenances to complete the construction and installation of the work to the configuration and extent as shown on the drawings and described in the specifications. Payment for each item includes compensation for cleanup and restorations.

LUMP SUM PAY ITEMS

PAY ITEM 1 – ROOF REPLACEMENT (LS)

- 1. Mobilization: Payment for mobilization will be made for at the Contract lump sum price.
- 2. Performance and Payment Bond Premiums and Insurance: Payment for performance and payment bond will be made for at the Contract lump sum price.

3. Demolition and disposal of existing metal roof deck: Payment for demolition and disposal of metal roof deck as shown on the Plans will be the Contract lump sum price. This includes labor, equipment, tools, transportation and final disposal costs.
4. Demolition and disposal of existing wood framing: Payment for demolition and disposal of wood framing as shown on the Plans will be the Contract lump sum price. This includes labor, equipment, tools, transportation and final disposal costs.
5. Furnish and install new wood framing, sheathing, connectors and fasteners: Payment for furnishing and installing new pressure treated wood framing members, plywood sheathing, wood connectors, notching, fittings, tools, drilling, 316 stainless steel nails, 316 stainless steel bolts and 316 stainless steel washers as shown on the Plans will be the Contract lump sum price.
6. Other work: Work not described above but shown on the Plans will be the Contract lump sum price.

DIVISION 2 DEMOLITION

PAY ITEM 2-1A - INSULATION REMOVAL AND DISPOSAL (SF)

General Description: Complete removal and disposal of existing insulation between ceiling beams under hip roof area and under monoslope roof.

What Pay Item Includes: This item includes, but is not limited to, all necessary, labor, equipment, tools, transportation and disposal of insulation.

Payment Determination: Payment will be made at the Contract unit price per square foot for the removed insulation. Measurements of the insulation shall be to the nearest square foot.

DIVISION 7 BUILDING INSULATION

PAY ITEM 7-1A – NEW BATT INSULATION FURNISHED AND INSTALLED (LF)

General Description: Furnish and install new batt insulation.

What Pay Item Includes: This item includes furnishing and installing new batt insulation as shown on the drawings and in compliance with technical specifications.

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Payment Determination: Payment will be made at the Contract unit price per square feet of insulation in place. Measurements of the insulation shall be to the nearest square foot.

END OF SECTION

SECTION 02 41 19

SELECTIVE STRUCTURE DEMOLITION

PART 1 - GENERAL

1.01 WORK INCLUDED:

- A. Remove designated roof components including roof panels, nailer boards and insulation as shown in drawings.

1.02 REGULATORY REQUIREMENTS:

- A. Conform to applicable codes and requirements for demolition of structure, safety of adjacent structure, dust control, service utilities, and discovered hazards.
- B. Dispose or recycle all demolition debris in accordance with all applicable regulations

1.03 RELATED WORK:

- A. Section 01 12 16, SCOPE AND SEQUENCING OF WORK
- B. Section 01 14 19.25, DUST CONTROL

1.04 SUBMITTALS: IN ACCORDANCE WITH REQUIREMENTS OF GENERAL SPECIFICATIONS, SUBMIT THE FOLLOWING:

- A. In accordance with Section 01 33 23, SUBMITTALS, submit a demolition plan to the Engineer for review at least two weeks prior to the start of work, describing the proposed sequence, methods, and equipment required for the demolition and disposal. Also, indicate measures to be taken to protect new work, and structures and facilities to remain.
- B. Do not proceed with the demolition until the Engineer has given written acceptance of the demolition plan. Also, no demolition work shall proceed until the new facility is complete, fully operational, and beneficial occupancy has been obtained by the Owner.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION

3.01 PREPARATION:

Rutland House Roof Replacement Project

- A. Provide, erect, and maintain temporary barriers and security devices.
- B. Notify Owner of procedures which may affect property, of potential noise, utility outage, or disruption. Coordinate with Owner.
- C. Erect and maintain weatherproof airtight closures for exterior openings.
- D. Erect and maintain temporary partitions to prevent spread of dust, odors and noise to permit continued Owner occupancy.
- E. Protect existing items which are not indicated to be removed.
- F. Arrange with, pay for all required fees, and perform work required by utility companies and municipal departments for discontinuance or interruptions of utility services due to demolition work.

3.02 DEMOLITION REQUIREMENTS:

- A. Conduct demolition in accordance with approved plan, so as to minimize interference with adjacent building areas.
- B. Under no circumstances shall explosives be used.
- C. Conduct operations with minimum interference to public or private accesses.
- D. Maintain protected access and egress at all times. Do not close or obstruct roadways without permits.
- E. Cease operations immediately if adjacent structure appears to be in danger. Notify Engineer.

3.03 SELECTIVE DEMOLITION:

- A. Demolish and remove components in an orderly and careful manner, in sequence as indicated on Drawings.
- B. Protect existing supporting structural members and equipment.

3.04 CLEAN UP:

- A. Remove demolished materials from site as work progresses.
- B. Leave areas of work in clean condition.

END OF SECTION

SECTION 06 10 00

ROUGH CARPENTRY

PART 1 - GENERAL

1.01 WORK INCLUDED:

- A. This Section covers tools, equipment, labor, and materials necessary to perform rough carpentry work complete and miscellaneous carpentry items not specified elsewhere including fasteners and supports.
- B. Nails, screws, bolts, anchors, brackets, and other hardware for fastening and securing items provided under this section of the specification shall be furnished under this section.

1.02 REFERENCES:

- A. The latest edition of the following standards form a part of these specifications:

ASTM International (ASTM)

ASTM E84 Standard Test Method for Surface Burning Characteristics of Building Materials

American Wood Protection Association (AWPA)

- AWPA Std. U1 User Specifications for Treated Wood
- 1.03 SUBMITTALS: IN ACCORDANCE WITH REQUIREMENTS OF SECTION 01 33 23, SUBMITTALS, SUBMIT THE FOLLOWING:

Certificates of wood treatment upon delivery of treated wood product. Treated wood product shall bear appropriate American Wood Protection Association (AWPA) quality mark.

1.04 DELIVERY:

Lumber, plywood, and other wood material shall be delivered to the job dry, and shall be protected from injury, dirt, dampness, and extreme changes of temperature and humidity at all times.

PART 2 - PRODUCTS

2.01 MATERIALS:

A. LUMBER:

1. The grades of all materials under this section shall be defined by the rules of the recognized associations of lumber manufacturers producing the material specified, but the maximum defects and blemishes permissible in any specified grades shall not exceed the limitations of the American Lumber Standards.
2. Lumber shall bear the grade and trademark of the association under whose rules it is produced, and a mark of mill identification. Lumber shall be of sound stock, thoroughly seasoned, kiln dried to a moisture content not exceeding 15 percent.
3. Exposed surfaces of wood which are to be painted shall be free from defects or blemishes that will show after the second coat of paint is applied.
4. All lumber for nailers, furring, and blocking shall be seasoned No. 1 Dimension of southern pine, S4S.
5. Framing Lumber for joists, rafters, beams, plates, headers, posts, stair stringers and carriages, and sleepers shall be Southern Pine #1 with the following minimum properties:

$E = 1.6 \times 10^6 \text{ PSI}$
Density = 34.3 lb/ft.³
Fb = 1500 PSI
Fv = 175 PSI
Fc = 1650 PSI
Ft = 1000 PSI

6. Roof Sheathing shall be 1/2-inch thick C-D exterior grade plywood.
7. Soffits shall be 5/8-inch thick medium density overlay plywood with exterior glue.
8. Materials not specifically listed shall be of an accepted grade dictated by good practice.

B. WOOD PRESERVATION TREATMENT:

1. The nailers, blocking, sills, and similar items encased in or in contact with concrete, masonry, or the ground shall be pressure treated with a pentachlorophenol preservative solution. The pentachlorophenol shall meet the requirements of the American Wood Protection Association, AWP standard P-35, "Standard for Pentachlorophenol (PCP)". The

preservative solution shall be equivalent to five percent of pure pentachlorophenol.

2. The treatment shall be applied in accordance with AWWPA Standard U1. Penetration of pentachlorophenol shall be determined using the penta check method. Retention of pentachlorophenol shall be a minimum of 0.40 pounds per cubic foot of wood for in ground exposures. The treating company shall furnish a notarized certificate of treatment that indicates all pertinent details of the treatment.
3. Before the preservative treatment is applied, the lumber to be treated shall be sawed to exact lengths required, and bored ready for use in the work so far as practicable, in order to reduce to a minimum cutting or boring of lumber after treatment. Only lumber of the same kind and approximately the same size and seasoning shall be treated in any one charge. All surfaces of treated lumber cut after treatment shall receive two heavy brush coats of pentachlorophenol solution before the lumber is placed in the work.

C. WOOD FIRE RETARDANT TREATMENT:

1. Exposed wood blocking and sheeting shall receive fire-retardant treatment conforming to American Wood Protection Association, AWWPA Standard U1.
2. Fire retardant treated lumber shall bear UL label and shall have UL Fire-Hazard Classification "FR-S", when tested in accordance with ASTM E84.
3. Material to receive interior grade fire-retardant treatment shall be pressure impregnated with "Dricon" fire-retardant chemicals manufactured by Arxada, in accordance with manufacturer's instructions.
4. Material to receive interior grade fire retardant treatment shall be as indicated,
specified, and as required by the **Florida Building Code**.

PART 3 - EXECUTION

3.01 CONSTRUCTION:

- A. Work shall be erected plumb, true and square.
- B. Coordinate delivery and erection of prefabricated components. Field applied items shall be installed in accordance with good trade practices. Cutting and carpentry for other trades shall be performed. Cut ends of lumber previously treated with preservative specified shall be brush coated with the same material.
- C. Except as otherwise indicated on the design drawings, fasteners for roof nailers and for other wood members used as nailers or anchorage material shall be the

equivalent of 1/2-inch diameter bolts at 2'-6" o.c. for 2-inch material, and 3/8-inch diameter bolts at 2'-0" o.c. for 1-inch material. Wood members in general shall be fastened to masonry with masonry nails, power-driven fasteners, or bolts in expansion shields, except where otherwise indicated.

- D. Minimum length of nails shall be twice the thickness of wood being fastened.
- E. Furring, blocking, nailers, and similar items shall be provided wherever required for the support, proper erection, fastening, or installation of carpentry or other materials, and as shown on the drawings.
- F. Roofs require wood nailing strips and/or curbs at eaves, edges, walls, roof openings, etc., for proper securing of metal flanges. Nailers and/or curbs must be securely and firmly attached to the adjacent deck or concrete.
- G. Nailers that serve as insulation vents shall have 1/2-inch vent hole openings 18-inches on center before installation. If wood nailers with vent holes are installed before the vapor barrier, then the vapor barrier shall not cover the holes when installed.
- H. Roof Sheathing shall be installed with face grain across rafters except where otherwise noted. Nail at 6-inches o.c. along panel edges and 12-inches o.c. at intermediate supports with 6d common nails or approved nailing system. Temporary wood planking, sized to provide safe walking areas and protection against rough usage in construction, shall be placed over sheathing during construction operations. Where wheeling of building material is necessary, special provision shall be made to protect sheathing. Make necessary allowance for expansion of sheathing at roof edges as required by the APA - Engineered Wood Association.

END OF SECTION

SECTION 07 21 00

BUILDING INSULATION

PART 1 - GENERAL

1.01 WORK INCLUDED:

- A. This section of the specification covers rigid and batt type insulation complete.
- B. Insulation for the following is excluded from this section of the specification:
Roof, duct, electrical items, equipment, joint at top of partition, and pipe.

1.02 RELATED WORK:

- A. Section 06 10 00, ROUGH CARPENTRY

1.03 REFERENCES:

The following standards form a part of this specification, as referenced:

ASTM International (ASTM)

ASTM C177 Standard Test Method for Steady-State Heat Flux Measurements and Thermal Transmission Properties by Means of the Guarded-Hot-Plate Apparatus

ASTM E84 Standard Test Method for Surface Burning Characteristics of Building Materials

1.04 SUBMITTALS: IN ACCORDANCE WITH REQUIREMENTS OF SECTION 01 33 23 SUBMITTALS, SUBMIT THE FOLLOWING:

Shop drawings of the materials specified herein.

1.05 DELIVERY, STORAGE, AND HANDLING:

Insulation materials shall be stored off the ground in a dry space protected from the weather. Materials shall be delivered to the job in the manufacturer's original containers, bearing the manufacturer's label identifying contents.

Rutland House Roof Replacement Project

PART 2 - PRODUCTS

2.01 THERMAL BATT INSULATION:

- A. Blanket or batt-type insulation shall be Owens-Corning Fiberglas Thermal Insulating Wool unfaced blankets, or approved equal, with a thermal conductance, "C" value, not exceeding 0.064 Btu/h x ft² x °F. Insulation shall have a flame-spread and smoke-developed rating of twenty-five or less, as measured by ASTM E84.
- B. Insulation adhesive shall be H.B. Fuller Tuskbond Foaming Insulation Adhesive; 3M Fastbond 49 Insulation Adhesive or approved equal.
- C. Rigid fiberglass insulation boards shall be Owens-Corning 700 Series or approved equal.

PART 3 - EXECUTION

3.01 INSTALLATION - GENERAL:

- A. Installation shall be in accordance with the insulation manufacturer's instructions except as modified herein and on the drawings.
- B. Work which involves adhesives shall be done in dry weather when the temperature is above 40 degrees Fahrenheit.
- C. Surfaces to receive insulation shall be clean and dry.
- D. Form release and curing compounds which might interfere with adherence of adhesive shall be removed from concrete surfaces.
- E. In general, building insulation is shown schematically or omitted on the drawings, for clarity in presenting other features of construction. The entire exterior face of the building shall be blanketed with insulation, including pilasters, beams, columns, and soffits. Insulation shall be cut to form a snug fit, filling the entire space and leaving no voids.

END OF SECTION

SECTION 07 61 13

STANDING SEAM SHEET METAL ROOFING

PART 1 - GENERAL

1.1 SECTION INCLUDES

- A. Roll-formed metal roof panels and related flashing/trim, sealant, and other accessories to provide complete roofing system.

1.2 RELATED REQUIREMENTS

- A. Division 6 Section "Wood Decking for wood frame structure supporting the metal roof.
- B. Division 7 Section "Sheet Metal Flashing and Trim" for flashing items not covered in this section.

1.3 REFERENCES

- A. The publications listed below form a part of this specification to the extent referenced. The publications are referred to within the text by the basic design only.
- B. American Society of Civil Engineers (ASCE)
 - 1. ASCE 7 Minimum Design Loads for Buildings and Other Structures
- C. ASTM International (ASTM)
 - 1. ASTM A792/A792M Standard Specification for Steel Sheet, 55% Aluminum-Zinc Alloy-Coated by the Hot-Dip Process
 - 2. ASTM A924/A924M Standard Specification for General Requirements for Steel Sheet, Metallic-Coated by the Hot-Dip Process
 - 3. ASTM B117 Standard Practice for Operating Salt Spray (Fog) Apparatus
 - 4. ASTM B209 Standard Specification for Aluminum and Aluminum-Alloy Sheet and Plate
 - 5. ASTM C920 Standard Specification for Elastomeric Joint Sealants

6. ASTM D1308 Effect of Household Chemicals on Clear and Pigmented Organic Finishes
7. ASTM D1970/D1970M Standard Specification for Self-Adhering Polymer Modified Bituminous Sheet Materials Used as Steep Roofing Underlayment for Ice Dam Protection
8. ASTM D2244 Standard Practice for Calculation of Color Tolerances and Color Differences from Instrumentally Measured Color Coordinates
9. ASTM D2247 Testing Water Resistance of Coatings in 100% Relative Humidity
10. ASTM D2794 Resistance of Organic Coatings to the Effects of Rapid Deformation (Impact)
11. ASTM D3359 Standard Test Methods for Rating Adhesion by Tape Test
12. ASTM D3363 Film Hardness by Pencil Test
13. ASTM D4214 Standard Test Method for Evaluating the Degree of Chalking of Exterior Paint Films
14. ASTM D4587 Standard Practice for Fluorescent UV-Condensation Exposures of Paint and Related Coatings
15. ASTM D522/D522M Mandrel Bend Test of Attached Organic Coatings
16. ASTM D523 Standard Test Method for Specular Gloss
17. ASTM D610 Evaluating Degree of Rusting on Painted Steel Surfaces
18. ASTM D822 Filtered Open-Flame Carbon-Arc Exposures of Paint and Related Coatings
19. ASTM D968 Abrasion Resistance of Organic Coatings by Falling Abrasive
20. ASTM E1592 Structural Performance of Sheet Metal Roof and Siding Systems by Uniform Static Air Pressure Difference
21. ASTM E 1646 Water Penetration Uniform Static Air Pressure
22. ASTM E 1680 Water Penetration – Static Water Pressure Head
23. ASTM E84 Standard Test Method for Surface Burning Characteristics of Building Materials
24. ASTM G152 Operating Open Flame Carbon Arc Light Apparatus for Exposure of Nonmetallic Materials
25. ASTM G153 Operating Enclosed Carbon Arc Light Apparatus for Exposure of Nonmetallic Materials

B. National Roofing Contractors Association (NRCA)

1. NRCA 0420 Architectural Metal Flashing, Condensation Control and Reroofing
2. The NRCA Roofing Manual

C. Sheet Metal and Air Conditioning Contractor's National Association (SMACNA)

1. SMACNA Architectural Sheet Metal Manual

D. Underwriter's Laboratory (UL)

1. UL 580 Tests for Uplift Resistance of Roof Assemblies
2. UL 2218 Impact Resistance of Prepared Roof Covering Materials

1.4 PREINSTALLATION MEETINGS

A. After approval of submittals and approval of Contractor's WTW application if applicable, and before performing roofing system installation work, hold a pre-roofing conference to review the following:

1. Drawings, specifications, and submittals related to the roof work.
2. Submit, as a minimum; sample profiles of roofing panels, with factory-applied color finish samples, flashing and accessories, typical fasteners and pressure sensitive tape, sample gaskets and sealant/insulating compounds. Also include manufacturer's installation manual.
3. Roof system installation;
4. Procedure for the roof manufacturer's technical representative's onsite inspection and acceptance of the roofing substrate, the name of the manufacturer's technical representatives, the frequency of the onsite visits, distribution of copies of the inspection reports from the manufacturer's technical representative;
5. Contractor's plan for coordination of the work of the various trades involved in providing the roofing system and other components secured to the roofing; and
6. Quality control plan for the roof system installation;
7. Safety requirements.

1.5 SUBMITTALS

A. Shop Drawings

1. Roofing Panels
2. Flashing and Accessories

B. Product Data: Submit manufacturer's catalog data for the following items:

1. Roof Panels
2. Factory-Applied Color Finish
3. Accessories
4. Fasteners
5. Underlayment
6. Gaskets and Sealing/Insulating Compounds

C. Samples

1. Roof Panels
2. Factory-applied Color Finish, Samples

D. Manufacturer's Instructions

1. Installation Manual

E. Closeout Submittals

1. Warranties

1.6 QUALITY ASSURANCE

A. Qualification of Manufacturer: Submit documentation verifying metal roof panel manufacturer has been in the business of manufacturing metal roof panels for a period of not less than 25 years.

B. Manufacturer's Quality Assurance Program: Submit documentation verifying the metal roof panel manufacturer manages an internal quality assurance program. The program is designed to produce and deliver product in full and on time in a frequency over 95% of deliveries over a 12-month average.

C. Manufacturer's Commitment to Safety: The manufacturer shall have an OSHA Total Recordable Injury Rate of 2.95 or less over a rolling 13-month average.

- D. Manufacturer's Technical Representative: The manufacturer's technical representative must be thoroughly familiar with the products to be installed, installation requirements and practices, and with any special considerations in the geographical area of the project. The representative must perform field inspections and attend meetings as specified herein.
- E. Single Source: Roofing panels, fasteners, clips, closures, and other accessories must be standard products supplied by the manufacturer, and the most recent design of the manufacturer to operate as a complete system for the intended use.
- F. Qualification of Installer: Metal roof system installer must be licensed in the state or municipality where the project will take place, and shall be factory trained by the manufacturer. Installer shall have a minimum of three years' experience installing the specified roof system. Supply the names, locations and client contact information of 5 projects of similar size and scope constructed by applicator using the manufacturer's roofing products submitted for this project within the previous three years.
- G. All trim shall be manufactured in a facility owned and operated by the manufacturer of the roofing system.

1.7 DELIVERY, STORAGE, AND HANDLING

- A. Deliver, store, and handle panel materials, bulk roofing products, accessories, and other manufactured items in a manner to prevent damage and deformation, as recommended by the manufacturer, and as specified.
- B. Delivery: Package and deliver materials to the site in undamaged condition. Provide adequate packaging to protect materials during shipment. Do not uncrate materials until ready for use, except for inspection. Immediately upon arrival of materials at jobsite, inspect materials for damage, deformation, dampness, and staining. Remove affected materials from the site and immediately replace. Remove moisture from wet materials not otherwise affected, restack and protect from further moisture exposure.
- C. Handling: Handle materials in a manner to avoid damage. Select and operate material handling equipment so as not to damage materials or applied roofing.

- D. Storage: Stack materials stored on site on platforms or pallets, and cover with tarpaulins or other weathertight covering which prevents trapping of water or condensation under the covering. Store roof panels so that water which may have accumulated during transit or storage will drain off. Do not store panels in contact with materials that might cause staining. Secure coverings and stored items to protect from wind displacement.
- E. Manufacturer must have a manufacturing facility within 400 miles of job location.
- F. All roofing materials shall be delivered on trucks owned and operated by the manufacturer of the roof system.

1.8 WARRANTY

- A. Single Source Warranty: Roofing panels, fasteners, clips, closures, and other accessories must be standard products supplied by the manufacturer, and the most recent design of the manufacturer to operate as a complete system for the intended use. Products not supplied by manufacturer will not be covered under a WTW.
- B. Furnish the metal roof panel manufacturer's warranty as described below and subject to the applicable terms, conditions, and exclusions:
 - 1. Kynar/polyvinylidene fluoride (PVDF) Paint System: Warrant that the paint system shall not fade more than 5 Hunter BE units as measured by ASTM D D2244 or chalk more than a number 8 rating as measured by ASTM D 4214 for a period of 35 years. Warrant that the paint system will not chip, crack, peel, flake, or otherwise lose adhesion for a period of 35 years.
- C. Provide roof system installer warranty for a period of not less than five (5) years that the roof system, as installed, is free from defects in installation workmanship, to include the roof panel installation, flashing, accessories, attachments, and sheet metal installation integral to a complete watertight roof system assembly. Correction of defective workmanship and replacement of damaged or affected materials is the responsibility of the metal roof system installer. All costs associated with the repair or replacement work are the responsibility of the installer.
- D. Weathertight Warranty: Provide a manufacturer's **20-year, No Dollar Limit** warranty for the roofing system guaranteeing that the roof system shall remain weathertight for the duration of the warranty term, subject to the terms, conditions, and exclusions of the warranty program.

- E. Continuation of Warranty: Repair or replacement work that becomes necessary within the warranty period must be approved, as required, and accomplished in a manner so as to restore the integrity of the roof system assembly and validity of the metal roof system manufacturer warranty for the remainder of the warranty period.

1.9 CONFORMANCE AND COMPATABILITY

- A. The entire metal roofing and flashing system must be in accordance with specified and indicated requirements, including wind requirements. Work not specifically addressed and any deviation from specified requirements must be in general accordance with recommendations of the MBMA RSDM, NRCA, the metal panel manufacturer's published recommendations and details, and compatible with surrounding components and construction. Submit any deviation from specified or indicated requirements to the project manager for approval prior to installation.

PART 2 PRODUCTS

2.1 MANUFACTURER

- A. Basis of Design Manufacturer: Gulf Coast Supply and Manufacturing, LLC; Newberry, FL. Tel: 888-393-0335 | Email: info@gulfcoastsupply.com | Web: www.gulfcoastsupply.com

- 1. 26ga steel GulfLok, snaplock, panel with 1.0" tall seam.

2.2 PERFORMANCE REQUIREMENTS

- A. Material:

- 1. Steel panels and accessory components must conform to the following standard(s): ASTM A792 and ASTM A924
- 2. Aluminum panels and accessory components must conform to the following standard(s): ASTM B209

- B. Wind Uplift

- 1. Provide metal roof panel system tested according to UL 580. Uplift force due to wind action governs the design for panels. Roof system and attachments must resist the wind loads as determined by ASCE 7, in pounds per square foot.

C. Impact Resistance

1. Provide UL Class 4 metal roof panel system tested according to UL 2218.

D. Fire Testing

1. Provide a Class A metal roof panel system tested according to UL 790.

2.3 METAL ROOF PANEL ACCESSORIES

Accessories must be compatible with the metal roof panels. Sheet metal flashing, trim, metal closure strips, caps, and similar metal accessories must be not less than the minimum thicknesses specified for roof panels. Provide exposed metal accessories to match the panels furnished [except as otherwise indicated]. Molded foam rib, ridge and other closure strips must be closed-cell or solid-cell synthetic rubber or neoprene pre-molded to match configuration of the panels and not absorb or retain water. Pre-manufactured accessories must be manufacturer's standard for intended purpose, compatible with the metal roof system and approved for use by the metal roof panel manufacturer. Support all rooftop equipment/penetrations with curbs designed to structurally support the intended use. Construct curbs to match roof slope.

A. Fasteners: Exposed Fasteners: Fasteners for roof panels must be corrosion resistant **stainless steel**, compatible with the sheet panel or flashing material and of the type and size recommended by the manufacturer to meet the performance requirements and design loads. Fasteners for accessories must be the manufacturer's standard. Provide an integral metal washer, matching the color of attached material with compressible sealing EPDM gasket.

2. Screws: Provide corrosion resistant screws, **stainless steel** of the type and size recommended by the manufacturer to meet the performance requirements.

3. Rivets: Provide blind rivets, corrosion resistant **stainless steel**, and color matched. Seat rivets in polyether sealant where watertight connections are required.

4. Clips: Provide **hot-dip galvanized, conforming to ASTM A653/A653M** clips. Size, shape, thickness and capacity must meet the thickness and design load criteria specified.

B. Sealants: Basis of Design Titebond WeatherMaster Metal Roof Sealant

1. Sealants shall be a polyether containing a minimum solid content of 99 percent of the total volume.
 2. Shall be tested in accordance with ASTM C920 Type S, Grade NS, Class 50, Use NT, T, G, A and O.
 3. Sealant shall have an additive within it that allows it to stick to PVDF coated metal without applying a primer.
 4. Field Applied Sealants: Color to match panel color.
 5. Tape Sealants: Provide pressure sensitive, 100 percent solid tape sealant with a release paper backing; permanently elastic, non-sagging, non-toxic and non-staining as approved by the roof panel manufacturer.
- C. Sheet Metal Flashing and Trim: All flashing shall be manufactured by the roof system manufacturer. Obtain and verify field measurements for accurate fit prior to shop fabrication. Fabricate flashing and trim without excessive oil canning, buckling, and tool marks, true to line and levels indicated, with exposed edges folded back to form hems.
- D. Underlayment: Provide self-adhering modified underlayment material in compliance with ASTM D1970/D1970M, suitable for use as underlayment for metal roofing, 60 mils thick. Use membrane resistant to cyclical elevated temperatures for extended period of time in high heat service conditions. Provide membrane with integral non-tacking top surface of polyethylene film or other surface material to serve as separator between bituminous material and metal products to be applied above.
- E. Gaskets: Gaskets and sealing/insulating compounds must be nonabsorptive and suitable for insulating contact points of incompatible materials. Sealing/insulating compounds must be non-running after drying.
- F. Finish Repair Materials: Repair paint for color finish enameled roofing must be compatible paint of the same formula and color as the specified finish furnished by the manufacturer. Only use repair and touch-up paint supplied by the roof panel manufacturer and is compatible with the specified system.

2.4 FABRICATION

- A. Fabricate and finish metal roof panels and accessories on a factory stationary roll former to the greatest extent possible, per manufacturer's standard procedures and processes, and as necessary to fulfill indicated performance requirements. Comply with indicated profiles, dimensional and structural requirements.

2.5 FINISHES

- A. Finish quality and application processes must conform to the related standards specified within this section. Noticeable variations within the same piece are not acceptable. Variations in appearance of adjoining components are acceptable if they are within the range of approved samples and are assembled or installed to minimize any contrasting variations.
- B. All panels are to receive a factory applied polyvinylidene fluoride/Kynar (PVDF) finish consisting of a baked topcoat with a manufacturer's recommended prime coat conforming to the following:
 - 1. Manufacturer: Akzo Nobel
 - 2. Color: Nevada Silver exterior finish.
 - 3. Physical Properties: Coating must conform to the industry and manufacturer's standard performance criteria as listed by the following certified test reports:
 - i. Finish shall contain 70% PVDF
 - ii. Abrasion: ASTM D968
 - iii. Adhesion: ASTM D3359
 - iv. Chemical Pollution: ASTM D1308
 - v. Flame Spread: ASTM E84
 - vi. Flexibility: ASTM D522
 - vii. Formability: ASTM D522
 - viii. Specular Gloss: ASTM D523
 - ix. Humidity: ASTM D2247
 - x. Pencil Hardness: ASTM D3363
 - xi. Reverse Impact: ASTM D2794
 - xii. Salt Spray: ASTM B117
 - xiii. Weatherometer: ASTM G152, ASTM G153 and ASTM D822 or ASTM D3361, ASTM D4587, and ASTM G23

PART 3 EXECUTION

3.1 EXAMINATION

- A. Examine substrates, areas, and conditions for compliance with requirements for installation tolerances, metal roof panel supports, and other conditions affecting performance of the work. Ensure surfaces are suitable, dry and free of defects and projections which might affect the installation.
- B. Examine primary and secondary roof framing to verify that rafters, purlins, angles, channels, and other structural support members for panels and anchorages have been installed within alignment tolerances required by metal roof panel manufacturer, UL, ASTM, and ASCE 7.
- C. Examine solid roof sheathing to verify that sheathing joints are supported by framing or blocking; and that installation is within flatness tolerances required by metal roof panel manufacturer, or total variation less than $\pm 1/2"$ from line of true slope in 10'.
- D. Examine rough-in for components and systems penetrating metal roof panels to verify actual locations of penetrations relative to seam locations of panels prior to installation.
- E. Submit a written report to the project manager listing conditions detrimental to the performance of the work. Proceed with installation only after defects have been corrected or the impacts identified have been accepted in writing.

3.2 METAL PANEL INSTALLATION

- A. Installation must meet specified requirements and be in accordance with the manufacturer's installation instructions and approved shop drawings. Do not install damaged materials. Dissimilar materials which are not compatible when contacting each other must be insulated by means of gaskets or sealing/insulating compounds. Keep all exposed surfaces and edges clean and free from sealant, metal cuttings, hazardous burrs, and other foreign material. Remove stained, discolored, or damaged materials from the site.
- B. Preparation:

1. Clean all substrate substances which may be harmful to roof panels including removing projections capable of interfering with roof panel attachment.
2. Install sub-purlins, eave angles, furring, decking, and other miscellaneous roof panel support members and anchorage according to manufacturer's written instructions, the project design, and applicable codes.

C. Underlayment:

1. Install underlayment according to the underlayment manufacturer's written recommendations, the roof panel manufacturer's written recommendations and recommendation in NRCA "The NRCA Roofing and Waterproofing Manual".
2. Show the extent and location of the appropriate underlayment on the drawings. The underlayment must ensure that any water penetrating below the roof panels will drain outside of the building envelope.
3. Install self-adhering sheet underlayment; wrinkle free on roof deck. Comply with temperature installation restrictions of manufacturer where applicable. Install at locations indicated on project drawings, lapped in a direction to shed water. Lap sides not less than 4 inches. Lap ends not less than 6 inches staggered 24 inches between courses. Cover underlayment within 30 days

D. Metal Panel Installation

1. Provide metal roof panels of full length from eave to ridge or eave to wall as indicated, unless otherwise indicated or restricted by shipping limitations. Anchor metal roof panels or other components of the Work securely in place, with provisions for thermal and structural movement in accordance with NRCA 0420. Use approved fasteners and clips as required by section 2.3.
2. Metal Protection: Where dissimilar metals contact each other or possibly corrosive substrates, protect against galvanic action by applying rubberized asphalt underlayment to each contact surface.
3. Joint Sealers: Install gaskets, joint fillers, and sealants where indicated and required for weatherproof performance of metal roof panel system. Provide types of gaskets, fillers, and

sealants indicated or, if not indicated, types recommended by metal roof panel manufacturer.

4. Handling and Erection
 - i. Erect roofing system in accordance with the approved erection drawings, printed instructions and safety precautions of the manufacturer.
 - ii. Do not subject panels to overloading, abuse, or undue impact. Do not apply bent, chipped, or defective panels. Damaged panels must be replaced and removed from the site at the contractor's expense. Erect panels true, plumb, and in exact alignment with the horizontal and vertical edges of the building, securely anchored, and with indicated rake, eave, and curb overhang. Allow for thermal movement of the roofing, movement of the building structure, and provide permanent freedom from noise due to wind pressure.
 - iii. Do not permit storage, walking, wheeling or trucking directly on applied roofing materials. Provide temporary walkways, runways, and platforms of smooth clean boards or planks as necessary to avoid damage to the installed roofing materials, and to distribute weight to conform to the indicated live load limits of the roof construction.
 - iv. Roof panels must be laid with corrugations in the direction of the roof slope. End laps of exterior roofing must not be less than 12 inches; side laps of standard exterior corrugated panels must not be less than 2-1/2.
 - v. Field cutting of metal roof panels by torch or abrasive blades is not permitted. Field cut only as recommended by manufacturer's written instructions.
5. Closure Strips
 - i. Install closure strips at open ends of metal ridge rolls; open ends of corrugated or ribbed pattern roofs, and at intersection of wall and roof, unless open ends are concealed with formed eave flashing; rake of metal roof unless open end has a formed flashing member; and in other required areas.
 - ii. Install closure strips at intersection of the wall with metal roofing; top and bottom of metal siding; heads of wall openings; and in other required locations.
6. Workmanship

- i. Make lines, arises, and angles sharp and true. Free exposed surfaces from any visible wave, warp, buckle and tool marks. Make sheet metal exposed to the weather watertight with provisions for expansion and contraction.
- ii. Make surfaces to receive sheet metal plumb and true, clean, even, smooth, dry, and free of defects and projections which might affect the application. For installation of items not shown in detail or not covered by specifications conform to the applicable requirements of SMACNA. Provide sheet metal flashing in the angles formed where roof decks abut walls, curbs, ventilators, pipes, or other vertical surfaces and wherever indicated and as necessary to make the work watertight.

3.3 ACCESSORY INSTALLATION

A. Fastener Installation: Anchor metal roof panels and other components of the Work securely in place, using approved fasteners according to manufacturer's written instructions.

B. Flashing, Trim, and Closure Installation

1. Comply with performance requirements, manufacturer's written installation instructions, and SMACNA. Provide concealed fasteners where possible. Set units true to line and level as indicated. Install work with laps, joints, and seams that will be permanently water tight and weather resistant. Work is to be accomplished to form weather tight construction without waves, warps, buckles, fastening stresses or distortion, and to allow for expansion and contraction. Cutting, fitting, drilling, and other operations in connection with sheet metal required to accomplish the work must conform to the manufacturers written instructions.
2. Install exposed metal flashing at building corners, rakes, eaves, junctions between metal siding and roofing, valleys and changes off slope or direction in metal roofing, building expansion joints and gutters.
3. Exposed metal flashing must be the same material, color, and finish as the specified metal roofing panels. Lap ends of flashing minimum of 4" and seal with approved joint sealant. Box out ends of flashing where required and provide rivets at corners and as required to create a stable and weathertight system.

4. Fasten flashing at not more than 12 inches on center for roofs, except where flashing is held in place by the same screws used to secure panels. Exposed flashing and flashing subject to rain penetration must be bedded in specified joint sealant. Flashing which is contact with dissimilar metals must be isolated by means of the specified asphalt mastic material to prevent electrolytic deterioration.

3.4 FIELD QUALITY CONTROL

A. ACCEPTANCE PROVISIONS

1. Erection Tolerances: Erect metal roofing straight and true with plumb vertical lines correctly lapped and secured in accordance with the manufacturer's written instructions. Variation in coverage ("stretching" or "compressing" the panel width) not to exceed $\pm 1/16"$ per panel and accumulated variation not to exceed $\pm 1/500$ (2.4" in 100'). Total combined deviation from true due to fanning/dogleg shall not exceed panel length divided by 500 ($\pm L/500$).

B. Leakage Tests

1. Finished application of metal roofing is to be subject to inspection and test for leakage by the Project Manager or designated representative, and Architect/Engineer.
2. Inspection and testing is to be made promptly after erection to permit correction of defects and removal/replacement of defective materials.

C. Repairs to Finish

1. Scratches, abrasions, and minor surface defects of finish may be repaired with the specified repair materials and as recommended by the metal roof panel manufacturer. Repaired metal surfaces that are not acceptable to the project requirements are to be immediately removed and replaced with new material.

3.5 CLEANING AND PROTECTION

- A. Clean exposed sheet metal work at completion of installation. Remove metal shavings, filings, nails, bolts, and wires from roofs. Remove grease and oil films, excess sealants, handling marks, contamination from steel wool, fittings and drilling debris and scrub the work clean. Exposed metal surfaces must be free of dents, creases, waves, scratch marks, solder or weld marks, and damage to the finish coating. Touch up scratches in panel finish with manufacturer supplied touch-up paint system to match panel finish.
- B. Collect all scrap/waste materials and place in containers. Promptly dispose of demolished and scrap materials.
- C. Do not permit storing, walking, wheeling, and trucking directly on applied roofing/insulation materials. Provide temporary walkways, runways, and platforms of smooth clean boards or planks as necessary to avoid damage to applied roofing/insulation materials, and to distribute weight to conform to indicated live load limits of roof construction.

END OF SECTION



DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES (RER)
BOARD AND CODE ADMINISTRATION DIVISION

NOTICE OF ACCEPTANCE (NOA)

**MIAMI-DADE COUNTY
PRODUCT CONTROL SECTION**

11805 SW 26 Street, Room 208
Miami, Florida 33175-2474
T (786) 315-2590 F (786) 315-2599

www.miamidade.gov/economy

Gulf Coast Supply & Manufacturing LLC.
14429 SW 2nd Pl. G30
Newberry, Fl. 32669

SCOPE:

This NOA is being issued under the applicable rules and regulations governing the use of construction materials. The documentation submitted has been reviewed and accepted by Miami-Dade County RER - Product Control Section to be used in Miami Dade County and other areas where allowed by the Authority Having Jurisdiction (AHJ).

This NOA shall not be valid after the expiration date stated below. The Miami-Dade County Product Control Section (In Miami Dade County) and/or the AHJ (in areas other than Miami Dade County) reserve the right to have this product or material tested for quality assurance purposes. If this product or material fails to perform in the accepted manner, the manufacturer will incur the expense of such testing and the AHJ may immediately revoke, modify, or suspend the use of such product or material within their jurisdiction. RER reserves the right to revoke this acceptance, if it is determined by Miami-Dade County Product Control Section that this product or material fails to meet the requirements of the applicable building code.

This product is approved as described herein, and has been designed to comply with the Florida Building Code including the High Velocity Hurricane Zone of the Florida Building Code.

DESCRIPTION: 26 ga. GulfLok Roof Panel over 15/32" Plywood deck

LABELING: Each unit shall bear a permanent label with the manufacturer's name or logo, city, state and following statement: "Miami-Dade County Product Control Approved", unless otherwise noted herein.


RENEWAL of this NOA shall be considered after a renewal application has been filed and there has been no change in the applicable building code negatively affecting the performance of this product.

TERMINATION of this NOA will occur after the expiration date or if there has been a revision or change in the materials, use, and/or manufacture of the product or process. Misuse of this NOA as an endorsement of any product, for sales, advertising or any other purposes shall automatically terminate this NOA. Failure to comply with any section of this NOA shall be cause for termination and removal of NOA.

ADVERTISEMENT: The NOA number preceded by the words Miami-Dade County, Florida, and followed by the expiration date may be displayed in advertising literature. If any portion of the NOA is displayed, then it shall be done in its entirety.

INSPECTION: A copy of this entire NOA shall be provided to the user by the manufacturer or its distributors and shall be available for inspection at the job site at the request of the Building Official.

This NOA renews and revises NOA 14-0520.03 and consists of pages 1 through 6.

The submitted documentation was reviewed by **Freddy Semino** 



NOA No.: 20-0204.01
Expiration Date: 04/30/25
Approval Date: 04/23/20
Page 1 of 6

ROOFING SYSTEM APPROVAL:

Category: Roofing
Sub-Category: Metal, Panels (Non-Structural)
Material: Steel
Deck Type: Wood
Maximum Design Pressure -161 psf.

TRADE NAMES OF PRODUCTS MANUFACTURED OR LABELED BY APPLICANT:

<u>Product</u>	<u>Dimensions</u>	<u>Test Specifications</u>	<u>Product Description</u>
26 ga. GulfLok Roof Panel	Length: various Height: 7/8" Width: 16" (coverage) Thickness: 26ga. (0.0179")	TAS 110	26ga. Steel, Flouropan Coated, snap lock panel.
Panel Clip	Length: 24" Width: 1-3/4" long base Thickness 24 ga	TAS 110	Corrosion resistant, 24 gauge steel clip.

TRADE NAMES OF PRODUCTS MANUFACTURED BY OTHERS:

<u>Product</u>	<u>Test Specifications</u>	<u>Product Description</u>	<u>Manufacturer</u>
Titebond WeatherMaster Metal Roof Sealant	TAS 132	Sealant formulated to be used with metal roof systems.	Franklin International

MANUFACTURING LOCATION:

1. Sebring, FL.
2. Alachua, FL.

EVIDENCE SUBMITTED:

<u>Test Agency</u>	<u>Test Identifier</u>	<u>Test Name/Report</u>	<u>Date</u>
PRI Construction Materials Technologies	VLS-004-02-01 VLS-005-02-01	ASTM G155 ASTM B 117	02/22/13 02/22/13
Architectural Testing	B9000.01-450-18	TAS 125	12/12/12
Farabaugh Engineering and Testing	T356-10A	TAS 100	07/18/13
Force Engineering and Testing, Inc.	117-0301T-10A-C	TAS 125	07/26/13



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APPROVED ASSEMBLIES:

System:	26 ga. GulfLok Roof Panel, 16" Wide
Deck Type:	Wood, Non-insulated
Deck Description:	New Construction ¹⁹ / ₃₂ " or greater plywood or wood plank, or for re-roofing ¹⁵ / ₃₂ " or greater plywood.
Slope Range:	2": 12" or greater
Maximum Uplift Pressure:	See Table A below

Deck Attachment:	In accordance with applicable Building Code, but in no case shall it be less than 8d annular ring shank nails spaced 6" o.c. In reroofing, where the deck is less than ¹⁹ / ₃₂ " thick (Minimum ¹⁵ / ₃₂ ") The above attachment method must be in addition to existing attachment.
Underlayment:	Minimum underlayment shall be an ASTM D 226 Type II installed with a minimum 4" side-lap and 6" end-laps. Underlayment shall be fastened with corrosion resistant tin-caps and 12 gauge 1 1/4" annular ring-shank nails, spaced 6" o.c. at all laps and two staggered rows 12" o.c. in the field of the roll or any approved underlayment having a current NOA.
Fire Barrier Board:	Any approved fire barrier having a current NOA. Refer to a current fire directory listing for fire ratings of this roofing system assembly as well as the location of the fire barrier within the assembly. See Limitation # 1.
Valleys:	<p>Valley construction shall be in compliance with Roofing Application Standard RAS 133 and with the current published installation instructions and details in Gulf Coast Supply and Manufacturing LLC's Installation Manual.</p> <p>18" wide layer of a Miami-Dade approved self-adhered underlayment membrane shall be applied on each side of the valley.</p>
Metal Panels and Accessories:	<p>Install the "26 ga. GulfLok Roof Panel" including flashing penetrations, valleys, end laps and accessories in compliance Gulf Coast Supply and Manufacturing LLC's current, published installation instructions and in compliance with the minimum requirements detailed in Roofing Application Standard RAS 133.</p> <p>Panels shall be secured in the flange along the male rib through every precut slot (5-3/16" o.c.) with corrosion resistant #10-12 pancake head fasteners of sufficient length to penetrate through the sheathing a minimum of ³/₁₆". For Perimeter and Corner Option #2, the Panel Clip shall be placed over the male rib prior to securing the panel. Fasteners shall penetrate the clip and go through the precut slot in the male flange of the panel.</p> <p>The female rib of panel is installed over the male rib of panel. For Perimeter and Corner Option #1, a continuous 3/8" bead of Titebond Weathermaster is placed between the screw strip and the male vertical leg.</p> <p>Refer to Table A for maximum design pressures.</p>



TABLE A
MAXIMUM DESIGN PRESSURES

Roof Areas	Field	Perimeter and Corner¹ Option #1	Perimeter and Corner¹ Option #2
Maximum Design Pressures	-63.5 psf.	-121.75 psf.	-161 psf.
Fastener Spacing	5-³/₁₆" o.c.	5-³/₁₆" o.c.	5-³/₁₆" o.c.
Sealant	No	Yes	No
Panel Clip	No	No	Yes
1. Extrapolation shall not be allowed			

LIMITATIONS

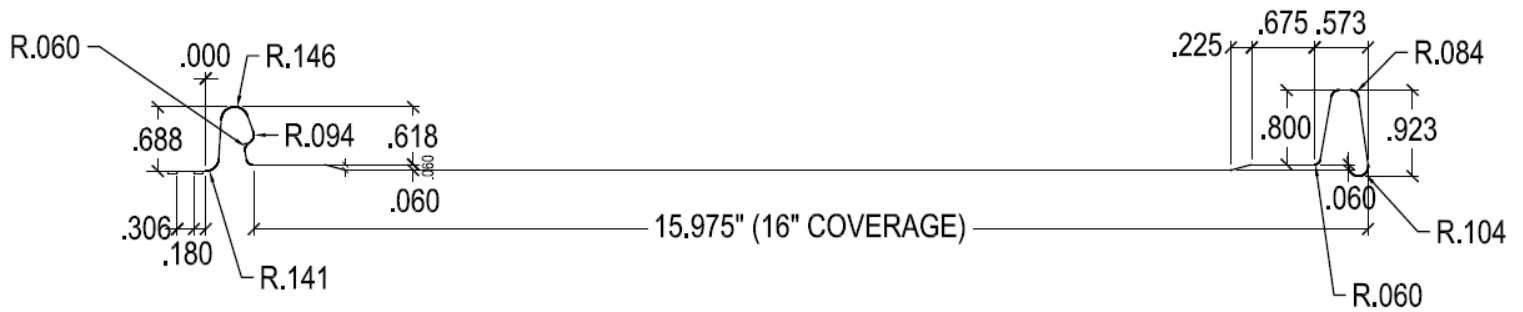
1. Fire classification is not part of this acceptance; refer to a current Approved Roofing Materials Directory for fire ratings of this product.
2. The maximum designed pressure listed herein shall be applicable to all roof pressure zones (i.e. field, perimeters, and corners). Neither rational analysis, nor extrapolation shall be permitted for enhanced fastening at enhanced pressure zones (i.e. perimeters, extended corners and corners).
3. Panels may be rolls formed in continuous lengths from eave to ridge. Maximum lengths shall be as described in Roofing Application Standard RAS 133.
4. All panels shall be permanently labeled with the manufacturer's name and/or logo, and the following statement: "Miami-Dade County Product Control Approved" **or** with the Miami-Dade County Product Control Seal as seen below. All clips shall be permanently labeled with the manufacturer's name and/or logo, and/or model.



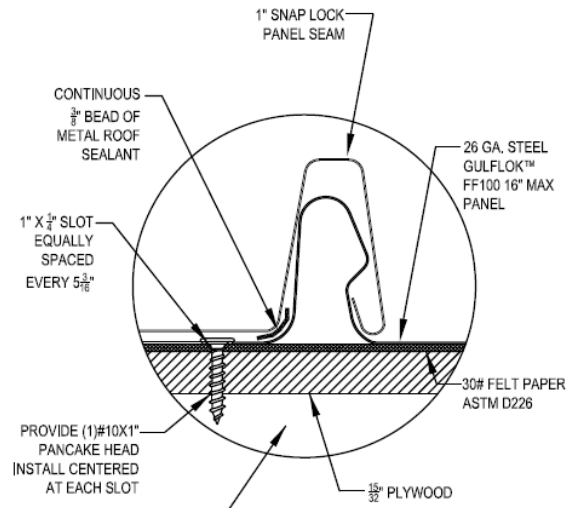
5. All products listed herein shall have a quality assurance audit in accordance with the Florida Building Code and Rule 61G20-3 of the Florida Administrative Code.



PROFILE DRAWINGS

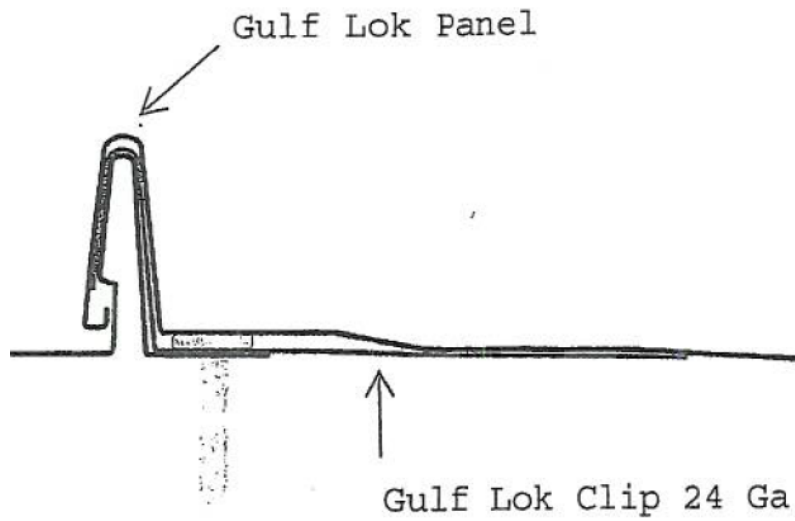


GULFLOK PANEL

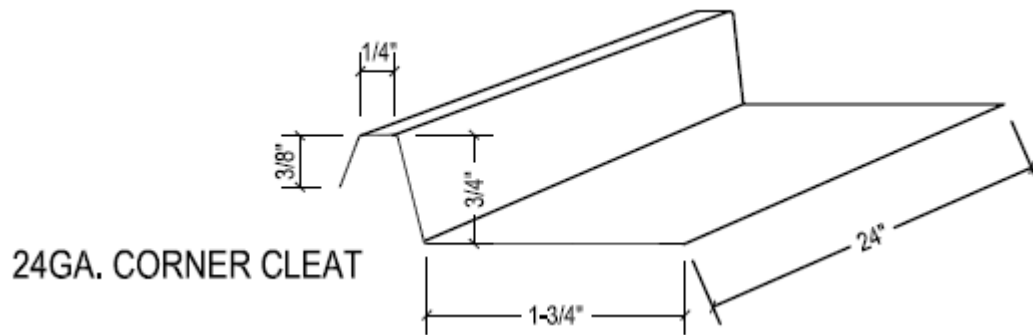


PERIMETER AND CORNER OPTION #1 SEALANT PLACEMENT DETAIL





**PERIMETER AND CORNER OPTION #2
PANEL CLIP PLACEMENT DETAIL**



PANEL CLIP DETAIL

END OF THIS ACCEPTANCE

