



TOPB N Fire Station New Work at Temp Dormatory		Cost
Barricades		\$ 4,121.10
Sanitary Facilities - 165.00 per cleaning 2x week		\$ 1,650.00
Dumpsters - Dump & return - \$400 Each		\$ 800.00
Misc Tools		\$ 1,500.00
Erosion prevention (allowance)		\$ 2,200.00
Malone Electrical		\$ 11,400.00
Remove all electric & conduit		incl
Remove electric at storage unit AC		incl
Remove electric from trailer		incl
Remove temp electric in electric room piping		incl
Hook up light pole		incl
Low Voltage Allowance		\$ 3,500.00
JW Fire		\$ 3,630.00
Demo fire piping at trailer		
Repair FFC face to East		
KCL Plumbing		\$ 13,000.00
Install Sand/Oil/Grease sepaprator		
WPB fees for moving test tap?		
Move WPB test tap		
Roof drain connections		
Take sanitary to the road - Allowance		\$ 7,000.00
Rood		\$ 5,100.00
Additional Fox Tail Palms (per Jason)		
Deevan Inc.		\$ 39,600.00
Install new drain basin and tie in drain		\$ 8,500.00
Install approx 160lf of 10' wide new paving		\$ 23,200.00
Demo and haul away asphalt		incl
Bring site back to grade and prep for landscaping		incl
Striping allowance		\$ 1,500.00

Wm D. Adeimy		
Remove 50lf of sidewalk	\$	3,750.00
Install additional curb	\$	4,950.00
Install 8" concrete parking area	\$	6,800.00
Install new handicap ramp	\$	2,750.00
Demolish and install sidewalk at east and west side	\$	5,500.00
Demolish and install 125' of curb on N side	\$	6,250.00
Increase to 10" slab	\$	1,360.00
Fence allowance	\$	3,000.00
Approx 50' @ 60xlf (allowance for PVC)	incl	
<i>Allowance for Aluminum reinforcement inside PVC</i>	\$	4,500.00
Hedrick Brothers		
Daniel Jones	\$	9,000.00
Chris Laliberte	\$	23,000.00
Sandy Scanlon - (10 hrs x week)	\$	4,250.00
Julian Osorio - (5 hrs x week)	\$	3,550.00
Final Clean Allowance	\$	1,500.00
<i>Survey</i>	\$	4,700.00
TOTAL	\$	211,561.10
<i>Contractor's Fee - 8%</i>	\$	16,924.89
<i>General Liability - 1.3%</i>	\$	2,970.32
<i>P&P Bond - .07</i>	\$	162.02
	\$	231,618.33

TOPB N Fire House – Wells Road Work

Qualifications

Qualifications

Organized by 16 Construction Divisions

Division 01 – General Requirements

1. Permits Obtained by Others:

- "The Contractor assumes no liability for delays, costs, or compliance issues arising from permits, licenses, or bonds obtained by the Owner or other parties. The Contractor's responsibility is limited to permits explicitly required under its scope of work."

2. Survey and As-Built Costs Beyond Base Scope:

- "Certified surveys and as-built drawings are excluded from the base contract price unless specifically itemized. Any additional surveying or documentation required due to Owner or jurisdictional agency requests shall be at the Owner's expense."

3. Access Restrictions:

- "Delays or additional costs due to restricted access to residences or work areas, as determined by property owners or regulatory authorities, are excluded from this contract and shall be addressed via change order."

4. Dumpster Usage:

- "The Contractor has included two dumpster 'dump and returns' in the base scope. Additional dumpsters required due to debris generated by fire station staff or other unforeseen sources are not included and shall be at the Owner's expense. Note: Fire station staff are discouraged from using onsite dumpsters due to limited capacity."

5. Project Management Time:

- "The Contractor has included 10 hours for the project administrator and 5 hours for the project manager in the base scope. Any changes or additional work requiring increased involvement of these roles will include additional time and costs, to be addressed via change order."

6. Force Majeure:

- "The Contractor shall not be liable for delays, costs, or damages resulting from acts of God, weather events, labor disputes, or other circumstances beyond our reasonable control."

7. Third-Party Actions:

- "The Contractor is not responsible for costs or delays caused by the actions or inactions of the Owner, Engineer, utility companies, or other contractors not under our direct supervision."

8. Changes in Scope or Design:

- "Any deviations, field changes, or additional work not approved in writing by the Contractor prior to execution are excluded from the base contract price and shall be subject to a change order with additional compensation."
- 9. Unforeseen Conditions and Changes:**
- "Any changes in the work or unforeseen conditions will be presented to the Town for review. If deemed legitimate, additional schedule time, general conditions, and markup will be added to the contract price via change order. Legitimacy shall be determined based on the following criteria: (a) the condition could not reasonably have been foreseen based on provided plans, specifications, and site inspections; (b) the condition materially impacts the scope, cost, or schedule; and (c) written notification is provided to the Town within 5 business days of discovery, with a detailed proposal submitted within 10 business days thereafter, subject to Town approval within 5 business days of receipt."

Division 02 – Existing Conditions

- 10. Accuracy of Existing Utility Information:**
- "The Contractor shall not be liable for inaccuracies or omissions in the location, size, or condition of existing underground or overhead utilities as shown on the provided plans or surveys. Any additional costs or delays resulting from unforeseen utility conflicts, relocations, or damages shall be the responsibility of the Owner."
- 11. Pre-Construction Site Conditions:**
- "The Contractor is not responsible for pre-existing site conditions, including but not limited to soil stability, underground obstructions, or environmental hazards, not disclosed in the provided geotechnical reports or construction documents. Additional costs arising from such conditions shall be subject to a change order."
- 12. Conflicts with Existing or Proposed Improvements:**
- "The Contractor shall not be liable for costs or delays resulting from conflicts between proposed improvements and existing or other proposed structures not identified in the construction documents provided by the Owner or Engineer."
- 13. Damage Caused by Others:**
- "The Contractor is not responsible for damage to private property, utilities, or adjacent facilities caused by third parties, including utility companies, subcontractors not under our direct control, or Owner-directed activities."
- 14. Unidentified Items for Demolition:**
- "The Contractor is not liable for costs associated with the removal, support, or preservation of structures, utilities, or landscaping not identified in the provided survey or construction documents. Such additional work shall be subject to Owner approval and compensation."
- 15. Asbestos or Hazardous Materials:**
- "The identification, removal, and disposal of asbestos, hazardous materials, or contaminated soils are excluded from this contract unless specifically included in the scope of work. Any such work required shall be at the Owner's expense."
- 16. Sidewalk Removal:**

- "The Contractor has included the removal of approximately 50 LF of sidewalk in the base scope. Any additional sidewalk removal beyond this amount is not included and shall be addressed via change order."

17. Asphalt Removal and Grading:

- "The Contractor has included the removal of asphalt and bringing the site to grade as specified in the plans, including disposal costs. Additional asphalt removal or grading beyond this scope is not included."

Division 03 – Concrete

18. Truck Parking Area:

- "The Contractor has included a 10" slab with road mesh at the truck parking area (approximately 381.01 SF) as specified. Any changes to slab thickness, additional reinforcement, or finishes (e.g., coatings) are not included."

Division 04 – Masonry

(No specific qualifications apply from your scope.)

Division 05 – Metals

(No specific qualifications apply from your scope.)

Division 06 – Wood, Plastics, and Composites

(No specific qualifications apply from your scope.)

Division 07 – Thermal and Moisture Protection

(No specific qualifications apply from your scope beyond joint sealing, handled by Waterproofing Company.)

Division 08 – Openings

(No specific qualifications apply from your scope.)

Division 09 – Finishes

(No specific qualifications apply from your scope.)

Division 10 – Specialties

(No specific qualifications apply from your scope.)

Division 11 – Equipment



(No specific qualifications apply from your scope.)

Division 12 – Furnishings

(No specific qualifications apply from your scope.)

Division 13 – Special Construction

(No specific qualifications apply from your scope.)

Division 14 – Conveying Equipment

(No specific qualifications apply from your scope.)

Division 15 – Mechanical (Plumbing)

19. Unknown Utility Service Locations:

- "The Contractor is not responsible for locating or repairing water, sewer, or other utility services not accurately depicted in the provided plans. Costs for repairs or temporary service provisions due to unforeseen service disruptions shall be the Owner's responsibility."

20. Storm Drain Redirection:

- "Redirection of storm drains found connected to the sanitary system is excluded from the base contract price, as noted in the construction documents, and shall be treated as additional work compensable by the Owner."

21. Plumbing Scope Limits:

- "The Contractor has included funds to relocate the water test tap and connect roof drains to the catch basin, as well as an allowance for extending the sanitary line out to the road, which is believed to be potentially necessary. Temporary water rerouting and any additional plumbing work beyond these items and the allowance are not included and shall be addressed via change order."

Division 16 – Electrical

22. Electrical Scope Limits:

- "The Contractor has included funds to remove temporary trailer electrical components (e.g., wiring and connections to the trailer) and to hook up one light in the base scope. Any additional electrical scope beyond these items, including additional lighting or power connections, is not included and shall be at the Owner's expense."

23. Low Voltage Work Allowance:

- "The Contractor has included a \$3,500 allowance for any unforeseen low voltage work (e.g., damage to existing systems). Additional low voltage requirements exceeding this amount are not included and shall be subject to a change order."



Additional Divisions

Division 31 – Earthwork

24. Construction Entrance:

- "The Contractor excludes the installation of a construction entrance, as it is deemed unnecessary due to the small site size (0.20 acres total disturbed area) and all parking being located outside the construction area."

25. Unforeseen Erosion Control Measures:

- "The Contractor shall not be liable for additional erosion control measures beyond those specified in the contract documents provided at the time of bidding. Any additional Best Management Practices (BMPs) required due to site conditions or regulatory changes shall be at the Owner's expense."

26. Permitting Delays or Costs:

- "Costs or delays associated with obtaining or complying with the Notice of Intent (NOI), NPDES permits, or other environmental permits not explicitly assigned to the Contractor are excluded and shall be the responsibility of the Owner."

27. Turbidity or Water Quality Violations:

- "The Contractor is not liable for fines, penalties, or additional remediation costs due to turbidity or water quality violations caused by pre-existing site conditions, acts of nature, or third-party actions beyond our control."

28. Catch Basin Scope:

- "The Contractor has included the installation of the catch basin as shown on the plans, including all specified piping connections (e.g., downspouts). Please note that the catch basin's functionality may be impacted by the current elevation of inverts, and any modifications, additional drainage structures, or corrective work required due to invert elevations are not included and shall be at the Owner's expense."

Division 32 – Exterior Improvements

29. Paving Scope Limits:

- "The Contractor has included approximately 160 LF of 10' wide new paving at Wells Road and N County (not to FDOT specifications) in the base scope. Additional paving beyond this scope or upgrades to FDOT specifications are not included."

30. Curb Installation:

- "The Contractor has included the installation of curb as shown on the plans and approximately 125 LF of curb in the base scope. Additional curb beyond these quantities is not included."

31. Restoration Beyond Specified Scope:

- "Restoration of private property (e.g., landscaping, paving, irrigation) is limited to the condition specified in the contract documents. Enhancements beyond this standard or demanded by property owners are excluded and shall be paid for by the Owner."



32. Temporary Relocation of Landscaping:

- "Costs for temporary storage, protection, and reinstallation of landscaping or trees beyond the quantities or items specified in the contract are excluded and shall be subject to a change order."

33. Landscaping Scope Limits:

- "The Contractor has included funds to install additional Fox Tail Palms as a buffer to the neighbor's house. No additional landscaping (e.g., irrigation, sod) beyond this scope is included and shall be at the Owner's expense."

34. Fencing Allowance:

- "The Contractor has included a \$3,000 allowance for PVC fencing and an additional \$4,500 allowance for reinforcement (e.g., posts). Any fencing, reinforcement costs, or gates exceeding these amounts are not included and shall be subject to a change order."

Division 34 – Transportation

35. Traffic Management Beyond Base Plan:

- "Additional traffic control measures, including flagmen or lane closure adjustments, beyond those outlined in the base Maintenance of Traffic (MOT) plan are excluded. Costs due to unforeseen traffic demands or coordination with other project phases shall be borne by the Owner."

36. Striping Allowance:

- "The Contractor has included a \$1,500 allowance for striping at the stop sign. Additional striping or marking work (e.g., crosswalks, lane lines) exceeding this amount is not included and shall be addressed via change order."

