1. **SCOPE OF SERVICES**

A “qualified licensed contractor” (hereinafter “Contractor”) shall furnish all labor, materials, equipment, component/devices, transportation, fuel, supervision, surveying, permits, inspections, and all other incidentals necessary to complete this project in accordance with the plans shown in Exhibit D - Construction Documents within the Pine Meadows Conservation Area, located at 2280 Pine Meadows Golf Course Road, Eustis FL 32726.

**BASE BID**:

Contractor will construct and provide a complete turn-key concrete boat ramp, install a kayak launch (including an aluminum boardwalk, gangway, and floating deck), construct a concrete drive, install a silt fence, and floating turbidity barrier.

**\*\* Base Bid Notes:**

1. Base Bid does not include the installation of the precast concrete restroom and retractable bollards.
2. If Lake County decides not to proceed with the Additive #1 (Alternative) below, then contractor will be responsible for covering the restroom area with concrete per Concrete Drive Section detail included in sheet SP.01.

**Additive #1 (Alternative) Precast Concrete Restroom:** Contractor is responsible for preparing the site (including excavation, compacted subgrade, stone base) where the precast concrete restroom will be located, per manufacturer specifications. The precast concrete restroom will be furnished and installed by a third party contractor through an existing contract with Lake County. Contractor is responsible for coordinating the installation of the precast concrete restroom. Contractor is also responsible for furnishing and installing two (2) retractable bollards in front of restroom per plans.

Contractor is responsible for obtaining all necessary building permits and inspection approvals and paying all related cost/fees for the required work included under this Additive #1. Contractor is also responsible for obtaining signed/sealed engineering building plans from precast concrete restroom manufacturer at their own expense. Contractor is also responsible for obtaining any necessary engineering drawings (CAD drawing, signed/sealed electronic plans or hard copies) directly from the engineering firm at his own expense, if needed for precast concrete restroom.

**Miscellaneous Items to Note:**

1. The Contractor is responsible for planning and providing perimeter site fencing and signage as required to ensure the safety and security of the site from the public, including park neighbors and visitors, children and staff, during construction as well as after park hours. Park must remain open for public use during work.
2. Contractor is informed that due to the environmentally sensitive nature of the site, precaution should be taken to protect the natural environment during construction. Contractor must avoid any impacts to the natural environment and protect the conservation areas within the property from any damaging construction activity at all time. This includes while driving construction vehicles and equipment through the site.
3. Contractor shall protect gopher tortoises, wildlife, native plant materials and hardscapes.
4. Contractor shall remove and relocate existing fencing and park signs/kiosks as necessary for the construction of proposed improvements.
5. Contractor shall provide a dumpster or otherwise discard material and such materials must be removed daily. No discarded construction material shall be dumped on the property or remain on site.
6. Contractor shall be responsible for providing necessary sodding to all impacted areas after construction of new facilities. No grass seeding shall be allowed.
7. Building permits are required for the proposed improvements, refer to Permit Requirements section below for additional requirements.
8. Fire extinguisher, if required by Fire Inspector, will be furnished and installed by Lake County.
9. Contractor will be required to provide a timeline/work schedule and a detailed cost breakdown (schedule of values) at the preconstruction meeting for review which shall be the base for all payment applications.

**Acceptance**

Lake County will review each installation to determine compliance prior to final acceptance of the work. Any work not installed in accordance with the plans and specifications and rejected by Lake County must be removed and replaced at the Contractor’s expense.

**Cleaning**

Perform cleaning during installation of the work and upon completion of the work. Remove from site all excess materials, soil, debris, and equipment. Any spoils created from this work must become the property of the Contractor and must be disposed of in a legal and proper manner.

**Field Conditions**

It is the responsibility of the Contractor to verify all site conditions before they submit their bid. Verify and coordinate all work to field locations and dimensions. Contractor is responsible for the installation of temporary construction fencing and signage to safely enclose the work area along with silt fencing for entire perimeter of site work.

**Installation**

Installation must be in accordance with the terms and conditions of the Invitation to Bid, construction documents provided under Exhibit D, and as stated in this Scope of Services.

All work must meet all applicable Federal or State Law, the local building code, and must be performed by qualified, licensed Contractors in their respective areas (electrical, mechanical, plumbing, fire, etc.). The Contractor must complete all work per the plans in Exhibit D -Construction Documents including the associated specifications.

**Lead Time**

Any long lead item must be ordered within one (1) week of issuance of project purchase order. Proof of purchase will be required.

**Permit Requirements**

Contractor is responsible for obtaining all necessary building permits and inspection approvals and paying all related cost/fees for the required work included under this solicitation. Contractor also responsible for obtaining signed/sealed engineering building plans from aluminum boardwalk, gangway and floating deck manufacturer at his own expense. Contractor is also responsible to obtain directly from the engineering firm at his own expense, if needed, any necessary engineering drawings (CAD drawings, signed/sealed electronic plans or hard copies). Contractor must provide a copy of all obtained permits to the Office of Parks & Trails prior to start construction. Contractor responsible for installing a Permit Posting Box Unit. Approved plans and permits must be available on site for the inspector. For questions regarding building permits and review process please contact the Office Building Services at (352) 343-9653.

**Product Handling**

The contractor is responsible for the proper packaging, shipping, handling and storage of materials to be incorporated in the work, so as to ensure the preservation of the quality and fitness of the materials for proper installation as required by the contract documents. Deliver products to site in manufacturer’s containers or packaging. Provide storage containers for material as necessary. Provide manpower and equipment to off load equipment at jobsite per scheduled delivery. Provide dumpsters for cardboard waste and packing debris. Contractor must store in secure, weather-protected area. Provide adequate security to protect delivered products from theft, vandalism or damage during the installation. Contractor must return all damaged products to manufacturer.

**Property Replacement**

Property at the site, including turf (rubber, sod), concrete pavement, asphalt, lime rock path, and fencing requiring movement during the course of construction, or any other damage due to the work performed by contractor must be reinstalled, repaired or replaced before final payment is made.

**Safety Precautions**

The contractor is responsible for initiating, maintaining and supervising all safety precautions in connection with the work and applies continuously throughout the contract term. The Contractor must erect and maintain all reasonable safeguards for safety and protection, including posting danger signs and other warning signs against hazards. It is the responsibility of the Contractor to provide a safe environment for park patrons and must monitor and maintain fencing/barricades to ensure continued safety.

**Use of Site**

The Contractor must confine its operations at the site to areas permitted by law, ordinances and permits. The Contractor must not unreasonably encumber the site with materials, equipment or trailers nor shall the entrance be blocked or otherwise prevent reasonable access to the site, other working and parking areas, completed portions of the work and/or properties and storage areas. The Contractor must be given twenty-four (24) hours’ notice by the County representative to move the materials, equipment or trailers at the Contractor’s expense.

**Utilities**

Contractor is responsible for making appropriate contact to ensure utility locations have been marked prior to excavation and trenching. Call 811 before you dig (www.Sunshine811.com). The Contractor must protect all utilities (including irrigation) encountered while performing its work. The Contractor must exercise due care when excavating around utilities and must restore any damaged utilities, at its own expense, to the same condition or better as existed prior to start of work.

**Vendor Submittal**

Submit product data/specification and shop drawings to Office of Parks & Trails for review and approval of all items of work. All submittals to be approved by Parks & Trails prior to Contractor delivering materials to job site and installation.

**Warranty and Guarantees**

Contractor must furnish the Office of Parks & Trails with a signed minimum one (1) year warranty and maintenance program covering all systems for a minimum one (1) year from the date of final acceptance of the project by Lake County. The Contractor is responsible for securing warranties and guarantees for any materials, equipment, or fixtures to be incorporated into the project.

**Workmanship**

1. All furnishings described in this solicitation must be installed by qualified tradesman. All installation work and materials to be per manufacturer’s specifications, or as directed by the Owner’s Representative.
2. All work and materials are subject to the approval of the County.
3. All products must be inspected by the County for damage and chipped or marred finish. Contractor must replace any damaged or rejected products at no additional cost to the owner. The owner’s representative may at his option authorize acceptance of chipped or scratched painted surfaces repaired by Contractor at his own risk.

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