

**AGREEMENT BETWEEN  
LAKE COUNTY, FLORIDA AND  
CLIFTON TOWER SERVICE, INC. FOR  
CONSTRUCTION OF FIRE STATION NO. 14 COMMUNICATION TOWER  
ITB # 23-421A**

This is an Agreement between the Lake County, Florida, a political subdivision of the State of Florida (the COUNTY), by and through its Board of County Commissioners, and Clifton Tower Service, Inc., a Florida profit corporation, its successors and/or assigns (the CONTRACTOR).

**WITNESSETH**

**WHEREAS**, the COUNTY publicly submitted an Invitation to Bid (ITB) #23-421 seeking firms or individuals qualified to provide construction services for the construction of Fire Station 14 Communication Tower, a 300 foot self-supporting communications tower at Fire Station 14, located at 18840 C.R. 42, Altoona, Lake County, Florida and provide ongoing tower related inspection services; and

**WHEREAS**, for the sake of clarity and efficiency in contract administration for both parties, this Agreement (ITB # 23-421A) sets forth the provisions under the Invitation to Bid related to the one-time construction services while the additional services related to on-call tower related inspections provided for in the same bid will be set forth in a separate Agreement (ITB # 23-421B).

**WHEREAS**, the Contractor desires to perform such services subject to the terms of this Agreement; and

**WHEREAS**, the provision of such services will benefit the parties and the residents of Lake County, Florida; and

**NOW, THEREFORE**, in consideration of the mutual terms, understandings, conditions, promises, covenants, and payment set forth in this Agreement, and intending to be legally bound, the parties hereby agree as follows:

**Article 1. Legal Findings of Fact**

**1.1** The foregoing recitals are hereby adopted as legislative findings of the Board of County Commissioners and are ratified and confirmed as being true and correct and are hereby made a specific part of this Agreement upon adoption hereof.

**Article 2. Purpose**

**2.1** The purpose of this Agreement is for the CONTRACTOR to provide 100% turnkey construction services for the construction of a 300-ft self-supporting communications tower, including necessary appurtenances and structures; removal and relocation of equipment from the existing Umatilla tower to the newly constructed tower; and other coordination, as necessary, to turn down the existing site and turn up the new tower location; according to the specifications and requirements provided in the solicitation process (the Service).

**Article 3. Scope of Services**

**3.1** On the terms and conditions set forth in this Agreement, the COUNTY hereby engages the CONTRACTOR to provide all labor, materials and equipment to complete the Service in accordance with the Scope of Services, including all addenda attached and incorporated by reference as **Exhibit A**, as well as the completed Submittal Form; except the provisions in *Part 7 – Additional Services – Tower Inspections, Troubleshooting, and Repair* are not incorporated into this Agreement and have been made part of a separate agreement between the parties (ITB # 23-421B). It is understood that the Scope of Services may be modified by change order as the Service progresses, but to be effective and binding, any such change order must be in writing, executed by the parties, and in accordance with the COUNTY's Purchasing Policies and Procedures. A copy of these policies and procedures will be made available to the CONTRACTOR upon request.

**3.2** The parties acknowledge that this is a project specific agreement and that the single Service shall be completed by the CONTRACTOR per the timeframes specified in **Exhibit B**, provided by CONTRACTOR as part of their bid. The total project duration is not to exceed 365 calendar days.

**3.3** This Agreement will remain in effect until such time as the services acquired in conjunction with the Service and this Agreement have been delivered and accepted by the COUNTY. The terms and conditions of this Agreement will remain in effect until completion of the expressed and implied warranty periods.

**3.4** All work must be performed in accordance with good commercial practice. The work schedule and completion dates must be adhered to by the CONTRACTOR except in such cases where the completion date will be delayed due to acts of God, strikes, or other causes beyond the control of the CONTRACTOR. In these cases, the CONTRACTOR shall notify the COUNTY of the delays in advance of the original completion so that a revised delivery schedule can be appropriately considered by the COUNTY. No additional days will be granted for rain delays.

**3.5** The CONTRACTOR will be solely responsible for obtaining all necessary approvals and permits to complete the Service.

**3.6** The CONTRACTOR acknowledges that it has sufficient understanding of the nature and location of the work; the general and local conditions including, but not limited to, those bearing upon transportation, disposal, handling and storage of materials; availability of labor, water, electric power, and roads; and uncertainties of weather or similar physical conditions at the site; the character of equipment and facilities needed preliminary to and during the completion of the Service. The CONTRACTOR further acknowledges that the CONTRACTOR has satisfied itself as to the character, quality and quantity of surface and subsurface materials, obstacles or conditions of the site. Any failure by the CONTRACTOR to acquaint itself with any aspect of the work or with any of the applicable conditions will not relieve the CONTRACTOR from responsibility for adequately evaluating the difficulty or cost of successfully performing the work required, nor will it be considered a basis for any claim for additional time or compensation. The COUNTY assumes no responsibility for any conclusions or interpretations made by the CONTRACTOR on the basis of the information made available by the COUNTY. The COUNTY also assumes no responsibility for any understanding or representations made by its officers or agents during or prior to the execution of this Agreement, unless such understanding or interpretations are made in writing and incorporated in this Agreement by reference.

**3.7** In the event any conflict between any drawings and specifications contained within this Agreement, the following will govern:

A. Addenda will supersede all other contract documents to the extent specified in the addenda. Subsequent addenda will supersede prior to addenda only to the extent specified in subsequent addenda.

**3.8** The CONTRACTOR shall utilize the U.S. Department of Homeland Security's E-Verify system in accordance with the terms governing use of the system to confirm the employment eligibility of all new persons hired by the CONTRACTOR during the term of this Agreement.

The CONTRACTOR shall include in all contracts with subcontractors performing work pursuant to any contract arising from this Agreement an express requirement that the subcontractors utilize the U.S. Department of Homeland Security's E-Verify system in accordance with the terms governing use of the system to confirm the employment eligibility of all new employees hired by the subcontractors during the term of the contract.

**3.9** The CONTRACTOR acknowledges and agrees that, in accordance with Section 255.099, Florida Statutes, if the Service assigned to the CONTRACTOR is being supported in whole or in part by State funding, the CONTRACTOR shall give preference to the employment of State residents in the performance of the work on the Service if State residents have substantially equal qualifications to those of non-residents. If the CONTRACTOR is required to employ State residents, the CONTRACTOR shall contact the Department of Economic Opportunity to post Federal the employment needs in the State's job bank system. However, in work involving the expenditure of aid funds, this section may not be enforced in such a manner as to conflict with or be contrary to Federal law prescribing a labor preference to honorably discharged soldiers, sailors, or marines, or prohibiting as unlawful any other preference or discrimination among the citizens of the United States.

**3.10** The construction plans and specifications provided in the solicitation process are specifically incorporated herein as composite **Exhibit F** and included by reference as a material term and condition of this Agreement. Upon completion of the final construction plans for the Service, the CONTRACTOR must submit the plans for acceptance by the COUNTY. Upon acceptance of the final construction plans by the COUNTY, the plans will become a material term and condition of this Agreement without the need for amendment to this Agreement or further action by the parties.

#### **Article 4. Payment**

**4.1** The COUNTY shall pay and the CONTRACTOR shall accept as full and complete payment for the timely and complete performance of its obligations under this Agreement as provided in the Pricing Sheet which is attached and incorporated by reference as **Exhibit B**. The total cost of the Project will not exceed **Eight Hundred Thirty-Nine Thousand Eight Hundred Thirty-Four and 46/100 Dollars (\$839,834.46)**. Retainage shall be released as set forth in Section 218.735, Florida Statutes.

A fixed lump sum price represents the CONTRACTOR's base bid, including all applicable taxes, materials, labor, supervision, fuel, permits, licenses, management and overhead, unless a duly authorized change order has been issued in accordance with the COUNTY's purchasing policies and procedures.

Any hourly rate quoted will be deemed to provide full compensation to the CONTRACTOR for labor, supervision, equipment use, travel time, and all other costs associated with providing the services needed to satisfactorily complete all work provided. This rate is assumed to be at straight-time for all labor, except as otherwise noted.

**4.2** Retainage. A retention of funds equal to 5% will be withheld from each invoice in accordance with Section 218.735, Florida Statutes. Retainage will be released in accordance with Section 218.735, Florida Statutes and as provided in Article 6.15 of this Agreement.

**4.3** Invoicing. The CONTRACTOR will submit invoices to the COUNTY no later than the thirtieth (30th) day after each task has been completed and accepted by the COUNTY. Invoices are to be submitted by mail via USPS to the to the Office of Public Safety Support, 20415 Independence Blvd, Groveland, Florida 34736; invoices may also be submitted to [pssinvoices@lakecountyfl.gov](mailto:pssinvoices@lakecountyfl.gov). All invoices must contain the solicitation number, date and location of delivery or service, purchase order number, confirmation of acceptance of the goods or services by the appropriate COUNTY representative, a detailed description of services provided, and a calculation for the five percent (5%) retainage to be withheld.

**4.4** Progress Payments. The CONTRACTOR may receive periodic payments on a thirty (30) day interval for Service tasks completed during that period by the CONTRACTOR and approved by the COUNTY's Project Manager. Retention of funds will be held in accordance with Section 218.735, Florida Statutes. In order for the COUNTY to provide payment, the CONTRACTOR shall submit a fully documented invoice that provides the basic information set forth below. Each invoice must contain such detail and be backed up with whatever supporting information the COUNTY or the CONTRACTOR reasonably requests and must at a minimum state:

- A. The total Construction Price for the Service.
- B. The amount due for properly provided labor, materials and equipment properly incorporated into the Service; and with respect to amounts invoiced for materials or equipment necessary for the Service and properly stored at the Site (or elsewhere if offsite storage is approved in writing by the COUNTY), be accompanied by written proof that the COUNTY has title to such materials or equipment and that such material and equipment is fully insured against loss or damage.
- C. A breakdown of the various parts of the Service as related to the Pricing Sheet as shown on **Exhibit B**.
- D. The value of the various parts of the Service performed.
- E. Previously invoiced amounts and credit payments made.
- F. The total amount due, less any agreed retainage.
- G. Submit a current schedule with every pay application; and
- H. A lien waiver and other documentation verifying the CONTRACTOR's payment to subcontractors and suppliers as the COUNTY may reasonably request.

Without limitation, at any stage of the Service, the COUNTY may require that the CONTRACTOR provide a lien release **executed by the CONTRACTOR, each Subcontractor having provided Notice to COUNTY and any other Subcontractor, Laborer, Materialman or person or entity providing labor, materials or services as may reasonably be required by the COUNTY which such release and waiver of lien must relate to the work which is the subject of the Application for Payment.**

**4.5** The COUNTY shall make payment on all undisputed invoices in accordance with the Florida Prompt Payment Act, Part VII, Chapter 218, Florida Statutes. The COUNTY will not make payment on partial delivery of supplies, services, or materials.

4.6 In the event any part of this Agreement or the Service, is to be funded by Federal, State, or other local agency monies, the CONTRACTOR hereby agrees to cooperate with the COUNTY in order to assure compliance with all requirements of the funding entity applicable to the use of the monies, including providing access to and the right to examine relevant documents related to the Service and as specifically required by the Federal or State granting agency, and receiving no payment until all required forms are completed and submitted. A copy of the requirements will be supplied to the CONTRACTOR by the COUNTY upon request.

4.7 Payment/Performance Bond Requirements. Pursuant to Florida Statutes, Section 255.05, CONTRACTOR must provide a Performance and Payment Bond or irrevocable letter of credit in an amount that represents **100%** of the contract price. The Performance and Payment Bond Form supplied by the COUNTY will be the only acceptable form for these bonds. No other form will be accepted. Bond information and forms are attached hereto and incorporated herein as **Exhibit C**. In the event the CONTRACTOR defaults on the construction, the COUNTY shall utilize the payment and performance bond or letter of credit to complete the work.

4.8 Payment Procedures.

A. The COUNTY will review the CONTRACTOR's applications for payment, including such accompanying data, information and schedules as the Service requires, to determine the amounts due to the CONTRACTOR and, based upon such review, together with its inspections of the Service, will authorize payment by the COUNTY to the CONTRACTOR in writing. Such authorization will constitute the CONTRACTOR's certification to the County that:

- (i) The Service described in the CONTRACTOR's invoice has progressed to the level indicated;
- (ii) The Service has been performed in accordance with the Agreement;
- (iii) All necessary and appropriate lien waivers have been submitted; and
- (iv) the amount requested is currently due and owing to the CONTRACTOR.

B. In the case of unit price work, the CONTRACTOR's recommendations for payment will constitute a final determination of quantities and classifications of such work.

C. Payments will be deemed timely if postmarked on or before the payment date defined in this Agreement or any other payment due date stated in this Article 4.

D. The COUNTY may withhold all or part of an application for payment to the extent reasonably necessary to protect the COUNTY if in the COUNTY's opinion the representations to the COUNTY required by this section cannot be made. If the COUNTY is unable to certify payment in the amount of the application, the COUNTY will notify the CONTRACTOR as provided for in this Agreement. If the CONTRACTOR and the COUNTY cannot agree on a revised amount, the COUNTY will promptly authorize payment for the amount which the CONTRACTOR is able to make such representations to the COUNTY. The COUNTY may also withhold payment or, because of subsequently discovered evidence, may nullify the whole or part of an application for payment previously issued, to such extent as may be necessary in the COUNTY's opinion to protect the COUNTY from loss for which the CONTRACTOR is responsible, including loss resulting from its acts and omissions, because of

- (i) Defective Work not remedied;

- (ii) Third party claims filed or reasonable evidence indicating probable filing of such claims unless security acceptable to the COUNTY is provided by the CONTRACTOR;
- (iii) Failure of the CONTRACTOR to make payments properly to subcontractors for labor, materials, or equipment;
- (iv) Reasonable evidence that the Service cannot be completed for the unpaid balance of the contract price;
- (v) Damage to the COUNTY or other contractor;
- (vi) Reasonable evidence that the Service will not be completed within dates established in this Agreement, and that the unpaid balance would not be adequate to cover liquidated damages for the anticipated delay; or
- (vii) Persistent failure to carry out the Service in accordance with this Agreement.

**4.9** County's Right to Refuse Payment. The COUNTY's approval of the CONTRACTOR's invoice will not preclude the COUNTY from exercising any of its remedies under this Agreement. These remedies include, without limitation the COUNTY's right to withhold all or part of any payment (including Final Payment) for the reasons described in Article 4. In the event of a dispute, payment will be made on or before the payment date for amounts not in dispute, subject to any setoffs claimed by the COUNTY. The COUNTY will have the right to refuse to make payment and, if necessary, may demand the return of a portion or all the amount previously paid to the CONTRACTOR to the extent due to:

A. The CONTRACTOR's failure to perform the Work in compliance with the requirements of this Agreement or any other agreement between the parties.

B. The CONTRACTOR's failure to correctly and accurately represent the Service performed in a payment request, or otherwise.

C. The CONTRACTOR's performance of the Service at a rate or in a manner that, in the COUNTY's reasonable opinion, is likely to result in the Service being inexcusably delayed.

D. The CONTRACTOR's failure to use funds previously paid the COUNTY, to pay the CONTRACTOR's Service-related obligations including, but not limited to, the CONTRACTOR's subcontractors, materialmen, and suppliers.

E. Claims made against the COUNTY or its property.

F. Loss caused by the CONTRACTOR's subcontractors, or suppliers and not paid by insurance or covered by bonds provided by CONTRACTOR.

G. The CONTRACTOR's failure or refusal to perform any of its obligations to the COUNTY.

**4.10** Contractor's Right to Refuse Performance for Non-Payment. If within the time set forth in Section 218.735, Florida Statutes, the COUNTY, without cause or basis under this Agreement, fails to pay the CONTRACTOR any amounts then due and payable to the CONTRACTOR will have the right, in addition

to all other rights and remedies contained in this Agreement, to send the COUNTY an overdue notice. If the payment request is not rejected within four (4) business days after delivery of the overdue notice, the payment request or invoice shall be deemed accepted, except for any portion of the payment request or invoice that is fraudulent or misleading.

**4.11 Correction of Past Payments.** All prior payments, whether based on estimates or otherwise, may be corrected and adjusted in any subsequent payment and will be corrected and adjusted in the final payment. If any invoice contains a defect or impropriety which would prevent payment by the payment date, the COUNTY shall notify the CONTRACTOR in writing of such defect or impropriety in accordance with Section 218.735, Florida Statutes. Any disputed amounts determined by the COUNTY to be payable to the CONTRACTOR will be due in the time frames set forth in Section 218.735, Florida Statutes, from the date the dispute is resolved.

**4.12 Interest on Outstanding Amounts Due.** To the extent allowed by Chapter 218, Florida Statutes, interest will accrue on amounts owed by the COUNTY to the CONTRACTOR which remain unpaid for the time specified in the statutes.

No interest will accrue when payment is delayed because of a dispute between the COUNTY and the CONTRACTOR, or a dispute as to the accuracy or completeness of any request for payment received. This exception to the accrual of interest will apply only to that portion of a delayed payment which is the subject of the dispute and will apply only for the duration of such disagreement.

**4.13 Invoice Warranties and Guarantees.** The CONTRACTOR expressly warrants and guarantees to the COUNTY that:

A. Title to all goods, products, materials, equipment, and systems covered by an invoice will pass to the COUNTY either by incorporation into the Service, or upon receipt of payment by the CONTRACTOR, whichever occurs last.

B. All goods, products, materials, equipment, and systems covered by an invoice are free and clear of liens, claims, security interests or encumbrances.

C. No goods, products, materials, equipment, or systems covered by an invoice have been acquired by the CONTRACTOR, or its subcontractors or suppliers, subject to an agreement under which an interest or an encumbrance is retained by the seller or otherwise imposed by the CONTRACTOR, or its subcontractors or suppliers.

**4.14 Contractor's Signature.** The signature of the CONTRACTOR on any invoice constitutes the CONTRACTOR's certification to the COUNTY that (i) the CONTRACTOR's services listed in the invoice have progressed to the level indicated and have been performed as required by this Agreement; (ii) the CONTRACTOR has paid its subcontractors and suppliers their proportional share of all previous payments received from the COUNTY; and (iii) the amount requested is currently due and owing.

**4.15 Taxes.** The CONTRACTOR shall incorporate into the Pricing Sheet, and pay, all sales, consumer, use and similar taxes for goods, products, materials, equipment, and systems incorporated into the Service which were legally required at the time of execution of this Agreement, whether yet effective or merely scheduled to go into effect. The CONTRACTOR shall secure, defend, protect, hold harmless, and indemnify the COUNTY from and against all liability, loss, claims, demands, suits, costs, fees and expenses (including actual fees and expenses of attorneys, expert witnesses, and other consultants) relating to any taxes assessed or imposed upon, incurred by or asserted against the COUNTY by any taxing authority with

respect to such taxes. The CONTRACTOR shall cooperate with and assist the COUNTY in securing qualified refunds of any sales or use tax paid by the COUNTY or CONTRACTOR on goods, products, materials, equipment, or systems. Any refund secured must be paid to the COUNTY.

**4.16 Sales Tax Recovery Program.** In accordance with Section 212.08(6), Florida Statutes, and Rule 12A-1.094, Florida Administrative Code, the COUNTY is tax exempt when it purchases tangible personal property for use in public works projects, subject to certain restrictions. In the event this project is declared a sales tax recovery project by the COUNTY, the following procedures will apply:

A. The COUNTY, through the Office of Public Safety Support, shall determine whether the COUNTY will directly purchase certain materials required for the Work.

B. Upon execution of this Agreement, the CONTRACTOR shall prepare a list of proposed items that may be desirable for COUNTY direct purchasing. Proposed items will be items that are purchased in a single order from a single vendor with a value greater than \$10,000. Upon reviewing this list, the COUNTY will determine whether it will directly purchase certain materials. The COUNTY shall notify the CONTRACTOR in writing of the specific materials which are intended to be purchased.

C. Within ten (10) calendar days from receipt of the written notice described in Article 4.16.B, the CONTRACTOR shall advise the COUNTY in writing of: (a) the date upon which the materials must be on-site according to the construction schedule approved at that time, (b) the date that the CONTRACTOR directs that the COUNTY place the order for the described materials, (c) the location to which the materials are to be delivered, and (d) any other particular details of the order which the CONTRACTOR requests that the COUNTY include in the Purchase Order to the vendor.

D. The COUNTY may, but is not required to, provide the CONTRACTOR with the proposed Purchase Order for the materials. In that case, the CONTRACTOR shall review the Purchase Order for compliance with the construction documents, including, without limitation, the plans, specifications, and construction schedule. Within five (5) calendar days from the receipt of the proposed Purchase Order, the CONTRACTOR shall provide the COUNTY with written approval of the Purchase Order or shall provide written revisions to the Purchase Order, in order that the materials and the delivery will comply with the Construction Documents, including, without limitation, the plans, specifications and Construction Schedule.

E. The COUNTY will place the Order for the materials with the vendor.

F. The COUNTY will take title to those materials directly from the vendor and will bear the risk of loss or damage to the materials which are delivered by the vendor through the time that the materials are delivered to the location designated by the CONTRACTOR. After the materials are delivered to the location designated by the CONTRACTOR, the CONTRACTOR will have full responsibility for their storage, protection, risk-of-loss, and installation pursuant to the construction documents, including, without limitation, the plans, specifications, and construction schedule.

G. The vendor will invoice the COUNTY directly for the materials purchased from the vendor. The COUNTY shall pay the invoices for the materials directly, presenting its sales tax exemption certificate to each vendor at the time of payment.

With respect to the materials specifically designated by this section, the CONTRACTOR will be relieved only of its responsibilities to place the order for the subject materials, to pay for the materials and to insure the materials against loss through the date that they are delivered to the location designated by the



CONTRACTOR. Otherwise, nothing in this Agreement will revise or modify the CONTRACTOR's responsibilities set forth in this Agreement, including, without limitation, the responsibility to schedule the timely ordering and delivery of the materials purchased under this Agreement, the management of the materials once delivered or the incorporation of the materials into the Service, as provided in the construction documents, including, without limitation, the plans, specifications and construction schedule.

**THE PURPOSE OF THE SALES TAX RECOVERY PROGRAM IS TO ACHIEVE COST SAVINGS FOR THE COUNTY. THE COST OF ANY MATERIALS PURCHASED THROUGH THE SALES TAX RECOVERY PROGRAM WILL BE DEDUCTED FROM THE CONTRACT AMOUNT. ALL SAVINGS REALIZED BY THE SALES TAX RECOVERY PROGRAM WILL INURE TO THE BENEFIT OF THE COUNTY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ADJUST ANY SUBCONTRACTS ACCORDINGLY.**

The COUNTY and CONTRACTOR shall execute a written change order described in this Agreement and approved in accordance with the COUNTY's policy and the Change Order will become a part of the contract documents as provided in this Agreement. The CONTRACTOR's fee will be calculated on the basis that the CONTRACTOR, rather than the COUNTY, procured the materials. Therefore, for purpose of calculating the fee, the total of subcontractor and supplier costs will include payments made by the COUNTY under this program. The calculation of the fee in this manner will provide, among other things, specific supplemental consideration for the provisions of this Article.

**4.17 Compensation of Contractor's Subcontractors and Suppliers.** Upon receipt of payment from the COUNTY, the CONTRACTOR shall pay each of its subcontractors and suppliers out of the amount received by the CONTRACTOR on account of such subcontractor's or supplier's portion of the Service, the amount to which each entity is entitled, reflecting percentages retained from payments to the CONTRACTOR on account of such entity's portion of the Service. The COUNTY will have no obligation to pay, and will not be responsible for payments to, the CONTRACTOR's subcontractors or suppliers. However, the COUNTY reserves the right, but has no duty, to make payment jointly to the CONTRACTOR and to any of its subcontractors or suppliers if the COUNTY becomes aware that the CONTRACTOR fails to pay or unreasonably withholds payment from one or more of those entities. Such joint check procedure, if employed by the COUNTY, will create no rights in favor of any person or entity beyond the right of the named payees to payment of the check and will not be deemed to commit the COUNTY to repeat the procedure in the future.

**4.18 Final Payment.** Prior to being entitled to receive final payment, and as a condition precedent, the CONTRACTOR must achieve Final Completion of the Service and provide documents needed for final payment.

### **Article 5. County Responsibilities**

**5.1** The COUNTY shall designate a COUNTY staff member to act as COUNTY's Project Manager. It is agreed to by the parties that the COUNTY's Project Manager will decide all questions, difficulties, or disputes, of whatever nature, which may arise relative to the interpretation of the plans, construction, prosecution and fulfillment of the Scope of Services, and as to the character, quality, amount and value of any work done, and materials furnished, under or by reason of this Agreement. The COUNTY's Project Manager may appoint representatives as desired that will be authorized to inspect all work done and all materials furnished.

**5.2** The COUNTY shall pay in accordance with the provisions set forth in this Agreement.

5.3 The COUNTY retains the right to inspect all work to verify compliance with the contract documents. 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.

## **Article 6. Facilities Provisions**

### **6.1 Intent of the Contract Documents.**

A. For purposes of this Agreement, the term “contract documents” includes all bid documents, drawings, the Statement of Work, attachments to this Agreement, and provisions within this Agreement, along with any change orders or amendments to this Agreement.

B. It is the intent of the contract documents to describe a functionally complete Service which defines the scope of work. Any work, materials, or equipment that may reasonably be inferred from the contract documents as being required to produce the intended result must be supplied whether or not specifically called for. When words which have a well-known technical or trade meaning are used to describe work, material or equipment, such words must be interpreted in accordance with that meaning. Reference to standard specifications, manuals or codes of any technical society, organization or association or to the laws or regulations of any governmental authority having jurisdiction over the Service, whether such reference be specified or by implication, will mean the latest standard specification, manual, code, law or regulation in effect at the time the work performed, unless specifically stated otherwise in this Agreement.

C. The contract documents and all referenced standards cited in the contract documents are essential parts of the contract requirements. A requirement occurring in one is binding as though occurring in all.

D. Drawings and specifications are intended to agree and be mutually complete. Any item not contained within the drawings, but contained in the specifications, or vice-versa, must be provided and executed as shown in either the drawing or specification at no extra costs to the COUNTY. Should anything not included in either the drawing or the specifications be necessary for the proper construction and operation of the Service as specified in this Agreement, or should any error or disagreement between the specifications and drawings exist or appear to exist, the CONTRACTOR may not derive any unjust benefit, or use such disagreement counter to the best interests of the COUNTY. The CONTRACTOR shall immediately notify the COUNTY’s Project Manager of any discrepancy and await the Project Manager’s direction before proceeding with the work in question.

6.2 **Errors and Omissions.** The CONTRACTOR shall not take advantage of any apparent error or omission in the contract documents. If any error or omission appears in the contract documents, the CONTRACTOR shall immediately notify the COUNTY in writing of such errors or omissions. In the event the CONTRACTOR knows or should have known of any error or omission and failed to provide such notification, the CONTRACTOR will be deemed to have waived any claim for increased time or compensation the CONTRACTOR may have had and the CONTRACTOR will be responsible for the results and the costs of rectifying any such error or omission.

### **6.3 Contractor Personnel.**

**AGREEMENT BETWEEN LAKE COUNTY, FLORIDA AND CLIFTON TOWER SERVICE, INC. FOR CONSTRUCTION OF FIRE STATION NUMBER 14 COMMUNICATION TOWER; ITB #23-421A**

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A. The CONTRACTOR shall assure that all personnel are competent, careful and reliable. All personnel must have sufficient skill and experience to perform their assigned task properly and satisfactorily and to operate any equipment involved, and must make due and proper effort to execute the work in the manner prescribed in the contract documents.

B. When the COUNTY determines that any person is incompetent, unfaithful, intemperate, disorderly or insubordinate, such person will be immediately discharged from the Service and will not again be employed on the Service without the written consent of the COUNTY. Should the CONTRACTOR fail to remove such person or persons, the COUNTY may withhold all payments which are or may become due, or may suspend the work with approval of the COUNTY until such orders are complied with.

C. The CONTRACTOR shall at all times have at the Service site as its agent a competent superintendent capable and thoroughly experienced in the type of work being performed, who will receive instructions from the COUNTY. The superintendent shall supervise all trades, direct all Service activities, establish and maintain installation schedules, and provide the COUNTY's Project Manager with progress reports as requested. The superintendent shall have full authority to execute the orders or directions of the COUNTY, and if applicable to promptly supply any materials, tools, equipment, labor and incidentals which may be required. Such superintendent must be furnished regardless of the amount of work sublet. The CONTRACTOR's superintendent shall speak, write, and understand English and shall be on the job site during all working hours.

D. No alcoholic beverages or drugs are permitted on any COUNTY properties. Evidence of alcoholic beverages or drug use by an individual will result in immediate termination from the job site.

E. The CONTRACTOR shall maintain a dress code for their employees with a minimum of shirts, pants, and work shoes/boots, in decent condition, at all times while the work is being performed. Additionally, there may be times in which the COUNTY will require all workers on a particular individual Service to wear ID badges. The COUNTY shall supply the ID badges. If ID badges are necessary, the CONTRACTOR will ensure that all workers employed for that particular Service, whether employed by the CONTRACTOR or a subcontractor, are scheduled, prior to assignment, for an appointment during the COUNTY's normal working hours with the COUNTY's Project Manager, to process and receive ID badges. All new workers must be assigned an ID badge prior to starting work for that Service. The CONTRACTOR shall be aware that it may take up to one (1) week to receive ID badges after required information has been received and pictures have been taken.

F. If required by the COUNTY for the Service, the CONTRACTOR shall provide the COUNTY's Project Manager (the person managing the specific Service from the Facilities & Fleet Management Department) with all requested documentation for all personnel, subcontractors, and representatives of the CONTRACTOR that will be utilized for the Service. Documentation must be provided within five (5) working days of the request and must be submitted electronically in PDF format. This information must also be provided when new personnel, subcontractors, and representatives of the CONTRACTOR are hired at any time during the contract period for the Service. The information supplied will be used to run background checks and to provide identification badging, proximity cards, and keys. All documentation required below must be supplied in one (1) PDF attachment that must be titled with the company's name, the person's name, and the person's birthdate. Example: ACME Plumbing - John H. Smith - 10/10/96. The documentation must include the following:

1. Full name
2. Address
3. Email address

4. Telephone number
5. Copy of driver's license/State of Florida identification card/valid passport/valid work visa
6. A current, clear, color photo (head shot) taken with a plain background.
7. Building names and addresses of the facilities where the individual will be working.
8. Any additional information that may be requested by the Lake County Sheriff's Office

G. Criminal Justice Information Services (CJIS). When advised by the COUNTY's Project Manager, the CONTRACTOR's personnel, subcontractors, and representatives will be required to complete an online training class that includes testing in order to have access to some secure areas of COUNTY facilities. Finger printing may also be required and will be performed by the Lake County Sheriff's Office at no expense to the CONTRACTOR.

H. Background Check

1. Background checks will be performed by the Lake County Sheriff's Office for projects and services being done at the Lake County Courthouse at no expense to the CONTRACTOR. On sites other than the Lake County Courthouse, all personnel, subcontractors, and representatives of the CONTRACTOR will be required to submit to the Florida Department of Law Enforcement (1-850-410-8109) for a "Certified Background Check". The CONTRACTOR will be responsible for all costs associated with the "Certified Background Check". A copy of the "Certified Background Check" must be supplied to the COUNTY's Project Manager prior to any work starting.
2. The Lake County Sheriff's Office will have the ultimate decision-making authority as to the approval or denial of all personnel, subcontractors, and representatives of the CONTRACTOR.
3. The COUNTY's Project Manager shall notify the CONTRACTOR electronically of approved and denied background checks. Reasons for denials will not be provided.

I. Identification Badging / Proximity Cards / Keys

1. The CONTRACTOR's personnel, subcontractors, and representatives that are approved to work in restricted areas will receive an identification badge which will also act as a proximity card.
2. All approved personnel, subcontractors, and representatives of the CONTRACTOR will be issued identification badges and will be required to wear them at all times while on the COUNTY's property. At no time will personnel, subcontractors, and representatives of the CONTRACTOR be allowed to work on the COUNTY's property prior to being given approval by the Facilities Maintenance Division Manager and the assignment of a CONTRACTOR identification badge.
3. For facilities that do not have proximity card readers, keys will be issued to approved personnel, subcontractors, and representatives of the CONTRACTOR.
4. The Facilities Maintenance Division Manager will notify the CONTRACTOR by email that identification badges, proximity cards, and keys are ready for pickup, and will have the CONTRACTOR complete release forms and then distribute them to the CONTRACTOR for disbursement to their personnel, subcontractors, and representatives. The COUNTY's Project Manager must be copied on the email.

J. Lost/Stolen/Damaged Identification Badges / Proximity Cards / Keys

1. In the event that an identification badge, proximity card or key is lost, stolen or damaged, the CONTRACTOR shall immediately email the Facilities Maintenance Division Manager and the COUNTY's Project Manager.
2. Personnel, subcontractors, and representatives of the CONTRACTOR must be temporarily substituted by the CONTRACTOR with a suitable replacement until the Contractor has obtained a new identification badge/proximity card.
3. The CONTRACTOR will be assessed a \$25.00 fee for each lost, stolen, or damaged card and key in order to reimburse costs incurred by the COUNTY. All fees due will be deducted from the CONTRACTOR's next invoice.

K. Reports. The CONTRACTOR shall provide an initial report within thirty (30) business days of the start date and then a quarterly report due the first week of the month in January, April, July, and October for all employees currently being utilized for the Service. All additions and changes must be highlighted in yellow. The COUNTY's Project Manager will provide a standardized Excel form at contract initiation that will be used. Reports must be provided for the duration of the Service. Reports must be delivered electronically in PDF format to the Lake County Sheriff's Office Representative, the Facilities Maintenance Division Manager, and the COUNTY's Project Manager. Reports must include the following information:

1. Individual's name, birthdate, and driver's license number.
2. Identification badge/proximity card number.
3. All facilities where the employee works.
4. All facilities accessible by proximity card or key.
5. The date the identification badge/proximity card was issued.
6. Dates of subsequently issued identification badges/proximity cards due to loss, theft, or damage.
7. The date that the individual left employment of the contractor and the identification badge/proximity card was returned.

L. Worker Dismissal / Leave Reporting

1. The CONTRACTOR shall immediately email the Facilities Maintenance Division Manager and the COUNTY's Project Manager upon the dismissal or permanent leave of any personnel, subcontractors, and representatives of the CONTRACTOR that are utilized for projects or services for the COUNTY.
2. The CONTRACTOR shall contact the Facilities Maintenance Division Manager to arrange to drop off identification badges, proximity cards, and keys of a dismissed workers within three (3) working days of dismissal or leave.

M. Service Completion

1. At the completion of the Service, the CONTRACTOR shall, within three (3) business days, arrange to meet with the Facilities Maintenance Division Manager to return all identification badges, proximity cards, and keys.
2. The CONTRACTOR will be assessed a \$25.00 fee for each missing identification badge, proximity card, and key in order to reimburse costs incurred by the COUNTY. All fees due will be deducted from the CONTRACTOR's final invoice.

**6.4**    Subcontractors.

A.        The CONTRACTOR will be fully responsible to the COUNTY for the acts and omissions of the CONTRACTOR's subcontractors and of persons either directly or indirectly employed by them.

C.        All subcontractors, for as long as the subcontractor is working on the job site, must have at least one supervisor/foreman on the job site that speaks and understands English.

D.        The CONTRACTOR shall cause its subcontractors and suppliers to comply with the Service schedule and applicable sub-schedules.

E.        The CONTRACTOR shall include with the final invoice a completed CONTRACTOR's FINAL PAYMENT AFFIDAVIT, a copy of which is attached and incorporated by reference as **Exhibit D**. The invoice will not be processed without the form.

F.        Subcontracting without the prior consent of COUNTY may result in termination of the Agreement for default.

**6.5**    Completion of the Scope of Services. The CONTRACTOR shall give the work the attention necessary to assure the scheduled progress and shall cooperate fully with the COUNTY and with other contractors on the job site. All work must be done in accordance with the contract documents. When not specifically identified in the technical specifications, such materials and equipment must be of a suitable type and grade for the purpose. All material, workmanship, and equipment will be subject to the inspection and approval of the COUNTY.

**6.6**    Emergencies. Dependent on County need, the CONTRACTOR must have a responsible person available at, or reasonably near, the Service on a twenty-four (24) hour basis, seven (7) days a week, who 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. The CONTRACTOR's responsible person for supervision of emergencies must speak and understand, both verbally and in writing, the English language. The CONTRACTOR shall submit to the COUNTY's Project Manager, the phone numbers and names of personnel designated to be contacted in cases of emergencies. Included in this list must be a twenty-four (24) hour contact phone number for all subcontractors, if any, performing work under this Agreement. This list must contain the name of their supervisors responsible for work pertaining to this Agreement.

In the event of an emergency affecting the safety or protection of persons, or the work or property at a Service site or adjacent to a Service site, the CONTRACTOR, without special instruction or authorization from the COUNTY, is obligated to act to prevent threatened damage, injury or loss. The CONTRACTOR shall contact the COUNTY as soon as possible by telephone and with written notice as soon as feasible after the emergency, but no later than twenty-four (24) hours after the occurrence of the emergency, if the CONTRACTOR believes that any significant changes in the work or variations from the contract documents has occurred. If the COUNTY determines that a change in the contract documents is required because of the action taken in response to an emergency, a change order request will be issued to document the consequences of the changes or variations. If the CONTRACTOR fails to provide written notice within the twenty-four (24) hour limitation noted above, the CONTRACTOR will be deemed to have waived any right it otherwise may have had to seek an adjustment to the contract amount or an extension to the contract time.

**6.7 Safety.**

A. The CONTRACTOR shall initiate, maintain, and supervise all safety precautions and programs in connection with the work, and shall comply with all requirements of the Occupational Safety and Health Administration (OSHA) and any other industry, Federal, State or local government standards, including the National Institute of Occupational Safety Hazards (NIOSH), and the National Fire Protection Association (NFPA). The CONTRACTOR shall take all necessary precautions for the safety of, and shall provide the necessary protection to prevent damage, injury or loss to persons or property. The CONTRACTOR shall be aware that while working for the COUNTY, representatives from agencies such as OSHA are invitees and need not have warrants or permission to enter the work site. Any fines levied by the above-mentioned authorities for failure to comply with these requirements will be borne solely by the CONTRACTOR.

B. The CONTRACTOR certifies that all material, equipment, etc. to be used in an individual Service meets all Occupational Safety and Health Administration (OSHA) requirements. The CONTRACTOR further certifies that if any of the material, equipment, etc. is found to be deficient in any OSHA requirement in effect on the date of delivery, all costs necessary to bring the material, equipment, etc. into compliance with these requirements will be borne by the CONTRACTOR. All standard equipment, work operations, safety equipment, personal protective equipment, and lighting required or mandated by State, Federal, OSHA, or Americans with Disabilities Act (ADA) regulations must be provided and used by the CONTRACTOR and its employees.

C. All safety devices installed by the manufacturer on equipment utilized by the CONTRACTOR on the jobsite must be in place and in proper working order at all times. If the COUNTY determines that the equipment is deficient in safety devices, the CONTRACTOR will be notified immediately. The CONTRACTOR shall immediately repair, or remove the equipment from service until the deficiency is corrected to the satisfaction of the COUNTY.

D. The COUNTY may periodically monitor the work site for safety. Should there be safety or health violations, the COUNTY will have the authority, but not the duty, to require the CONTRACTOR to correct the violation in an expeditious manner. If there is any situation that is deemed unsafe by the COUNTY, the Service will be shut down immediately upon notice and will not resume work until the unsafe condition has been remedied. Contractor shall receive no additional compensation, no extension of the Time of Completion date applicable to the work, and shall not be entitled to reimbursement of any demobilization costs, remobilization costs, or other out-of-pocket expenses incurred as a result of such work stoppage. If the violation is not corrected within a reasonable period of time, County may in its sole discretion declare Contractor to be in default of this Agreement.

E. Should the work site be in a hazardous area, the COUNTY shall take reasonable actions to furnish the CONTRACTOR with information concerning hazards such as the types or the identification of known toxic material, machine hazards, Safety Data Sheets, or any other information that would assist the CONTRACTOR in the planning of a safe work site. The CONTRACTOR retains the ultimate responsibility to ensure all work is performed in a manner consistent with all applicable safety standards and directives.

F. The CONTRACTOR shall erect and maintain, as required by existing conditions and contract performance, safeguards for safety and protection such as barricades, danger signs, a construction fence, and other warnings against hazardous conditions.

G. The CONTRACTOR shall remove all surplus material and debris from the Service site at the end of each work day. All costs associated with clean-up and debris removal must be included in the lump sum price stated elsewhere in this Agreement. The CONTRACTOR shall leave the site clean and neat. All work must be cleaned up prior to the next day of business. At no time may the specified work interfere with the regular operating hours of Lake County.

H. CONTRACTOR must have ample cleaning supplies for clean-up. At no time may the CONTRACTOR use COUNTY cleaning supplies or equipment. Upon final completion, the CONTRACTOR shall thoroughly clean-up all areas where work has been involved as mutually agreed with the COUNTY's Project Manager. **PLEASE NOTE: If at any time the CONTRACTOR fails to clean up the work area to acceptable levels, the COUNTY may retain outside cleaning services and the actual costs for this service will be deducted from the CONTRACTOR's final payment with the minimum cost of \$50.00 to offset the COUNTY's time for securing services to properly clean and inspect the site.**

I. The CONTRACTOR shall confine all equipment, materials and operations to the Service site and areas identified in the agreement documents. The CONTRACTOR shall assume all responsibility for any damage to any such area resulting from the performance of the work.

CONTRACTOR is responsible for notifying the COUNTY of any hazardous materials used on the work site and providing the COUNTY a copy of the Safety Data Sheets (SDS). Any spillage of hazardous chemicals or wastes by the CONTRACTOR will be reported immediately to the COUNTY and cleaned up in accordance with all State and Federal Regulations. The cost of cleanup of any spillage of hazardous chemicals or wastes caused by CONTRACTOR will be the sole responsibility of CONTRACTOR and the COUNTY will share no responsibility of these costs. A copy of the complete report showing compliance with local, state, and federal agencies will be given to the COUNTY. If any hazardous chemicals or conditions are discovered during the normal operation, it is the responsibility of CONTRACTOR to immediately contact the COUNTY with a description and location of the condition. The SDS must meet the requirements of 29 C.F.R. 1910.1200(g), and include the following information:

- Section 1: Identification
- Section 2: Hazard(s) identification;
- Section 3: Composition/information on ingredients;
- Section 4: First-aid measures;
- Section 5: Fire-fighting measures;
- Section 6: Accidental release measures;
- Section 7: Handling and storage;
- Section 8: Exposure controls / personal protection;
- Section 9: Physical and chemical properties;
- Section 10: Stability and reactivity;
- Section 11: Toxicological information;
- Section 12: Ecological information;
- Section 13: Disposal considerations;
- Section 14: Transport information;
- Section 15: Regulatory information; and
- Section 16: Other information, including date of preparation or last revision.

The CONTRACTOR shall designate a competent person of its organization whose duty will be the prevention of accidents. This person must be literate and able to communicate fully in the English language because of the necessity to read job instructions and signs, as well as the need for conversing



with management personnel. This person will be the CONTRACTOR's superintendent unless otherwise designated in writing to the COUNTY's Project Manager. All communications to the superintendent will be as binding as if given to the CONTRACTOR.

**6.8** Additional Safety and Security Provisions. CONTRACTOR acknowledges that the sites at which the Services are to be performed ("Sites") are emergency communication sites containing equipment critical to the ability of emergency responders to communicate and provide emergency services in the County and the surrounding area. CONTRACTOR further acknowledges that the Services to be performed are inherently dangerous and may pose substantial risks including but not limited to severe bodily injury, death, property damage or other harm to persons or property. As such, CONTRACTOR acknowledges that Site safety and security are of paramount concern and hereby agrees to adhere at all times to COUNTY and/or Site Owner policies and procedures related to Site access, safety and security. CONTRACTOR shall further be solely responsible for the safety of its employees and agents, if any, on and around the Site including without limitation compliance with all applicable laws and regulations with regard to the means, methods, techniques, sequences and procedures and for coordinating all portions of the performance Services.

**6.9** Underground Utilities. Any required digging or subsurface work will be done in accordance with Chapter 556, Florida Statutes. It will be the responsibility of CONTRACTOR to have all underground utilities located before any work begins (Sunshine State One Call 1-800-432-4770). The repairs of any damaged underground utilities because of the work being performed by CONTRACTOR will be the responsibility of CONTRACTOR. The proper utility company will be contacted immediately to expedite the repairs if damage has occurred. CONTRACTOR will notify the COUNTY and provide a written explanation of the incident within two days of the damage to any underground utilities.

**6.10** Maintenance of Traffic.

A. In the event that any of the work is conducted within any public right of way, the CONTRACTOR shall provide proper Maintenance of Traffic (MOT). Unless otherwise specified, the standard specifications to be used for the Service will be the strictest and latest edition as promulgated by the Florida Department of Transportation (FDOT) or the Federal Highway Administration (FHWA).

B. Maintenance of traffic will be the responsibility of the CONTRACTOR, is part of the CONTRACTOR's proposal price, and must conform to FDOT's most current editions and supplements of Standard Specifications for Road and Bridge Construction, Roadway and Traffic Design Standards, Manual or Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways, or the Federal Highway Administration (FHWA) Manual on Uniform Traffic Control Devices (MUTCD), as applicable. These documents can be ordered from FDOT, Maps and Publications Department, 605 Suwannee Street, Tallahassee, Florida, 32399-0450, or by going to the FDOT website at: <https://www.fdot.gov/publications/publications.shtm>.

C. All costs associated with MOT must be included in the CONTRACTOR's proposal price. No separate line items for MOT will be included in the cost estimate. If the CONTRACTOR does not comply with all of the FDOT and the FHWA standards (i.e., signs, qualified flaggers, and barricades), the COUNTY reserves the right to direct the CONTRACTOR to cease operation until deficiencies are corrected. In addition, no road closures will be allowed except in the case of emergencies.

D. If the CONTRACTOR feels that assistance from an off duty police officer is needed, it will be the responsibility of the CONTRACTOR, at the CONTRACTOR's sole cost and expense, to hire and pay for this service.

E. All lane closures must have the prior approval of the COUNTY.

F. These requirements are to be considered a minimum and the CONTRACTOR's compliance will in no way relieve the CONTRACTOR of final responsibility for providing adequate traffic control devices for the protection of the public and the CONTRACTOR's employees throughout the work area.

G. The use of public roads and streets by the CONTRACTOR must provide minimal inconvenience to the public and traffic. Furthermore, if the CONTRACTOR is utilizing a road by driving slow moving equipment, the operator must allow no more than three (3) vehicles to be backed up behind them at any time before pulling to the side to let traffic pass.

**6.11 General Inspection Requirements.**

A. Due to the nature of this Agreement, the COUNTY will, at the time of establishment of need, require the CONTRACTOR to become fully informed as to the nature and extent of the work required and its relation to any other work in the area, including possible interference from other site activities. Arrangement for the CONTRACTOR's inspection of facilities or sites and activity schedules may be secured from the user COUNTY department. Failure to visually inspect the facilities or sites may be cause for disqualification of the CONTRACTOR on that individual Service.

B. The CONTRACTOR shall furnish the COUNTY with every reasonable accommodation for ascertaining whether the work performed and materials used are in accordance with the requirements and intent of the contract documents. If the COUNTY 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 in the opinion of the COUNTY, the uncovering or removal, and the replacing of the covering or making good of the parts removed, will be at the CONTRACTOR's expense. However, should the work thus exposed or examined prove acceptable in the opinion of the COUNTY, the uncovering or removing and the replacing or the covering or making good of the parts removed, will be paid for as unforeseen work.

C. If, during or prior to construction operations, the COUNTY 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 will in no way prevent the COUNTY's later rejection when such defect is discovered, nor obligate the COUNTY to final acceptance or payment, and the CONTRACTOR will make no claim for losses suffered due to any necessary removals or repairs of such defects.

D. If, during or prior to construction operations, the COUNTY rejects any portion of the work on the grounds that the work or materials are defective, the COUNTY shall give the CONTRACTOR notice of the defect, which notice may be confirmed in writing. The CONTRACTOR will then have seven (7) calendar days from the date the notice is given to correct the defective condition. If the CONTRACTOR fails to correct the deficiency within the seven (7) calendar days after receipt of the notice, the COUNTY may take any action necessary, including correcting the deficient work utilizing another contractor,

returning any non-compliant goods to the CONTRACTOR at the CONTRACTOR's expense or terminating the contract. The CONTRACTOR may not assess any additional charges for any conforming action taken by the COUNTY. The COUNTY will not be responsible to pay for any product or service that does not conform to the contract specifications.

E. Should the CONTRACTOR fail to remove and renew any defective materials used or work performed, or to make any necessary corrections in an acceptable manner and in accordance with the contract requirements, within the time indicated in writing, the COUNTY will have the authority to cause the unacceptable or defective materials or work to be corrected as necessary at the CONTRACTOR's expense. Any expense incurred by the COUNTY, whether direct, indirect or consequential, in making these repairs, removals, or renewals will be paid for out of any monies due or which may become due to the CONTRACTOR. A change order will be issued, incorporating the necessary revisions to the contract documents, including an appropriate decrease to the contract amount. Such costs will include, but not be limited to, costs of repair and replacement of work destroyed or damaged by correction, removal or replacement of the CONTRACTOR's defective work and additional compensation due the COUNTY. The CONTRACTOR will not be allowed an extension of the contract time because of any delay in performance of the Service attributable to the exercise by the COUNTY of the COUNTY's rights and remedies under this Agreement. If the CONTRACTOR fails to honor the change order, the COUNTY may terminate this Agreement for default.

F. All work performed and all materials furnished must be in reasonably close conformity with the tolerances indicated in the specifications. In the event the COUNTY's Project Manager finds the materials or the finished product in which the materials are used and not within reasonably close conformity to the specifications, the COUNTY's Project Manager will then make a determination if the work will be accepted and remain in place. In this event, the COUNTY's Project Manager will document the basis of acceptance by a Change Order that will provide for an appropriate deduction as needed in the contract price for such work or materials as the COUNTY's Project Manager deems necessary to conform to the determination based on the COUNTY's Project Manager's professional judgment.

G. When the United States Government or the State of Florida is to pay a portion of the cost of construction, the work will be subject to such inspection by Federal or State representatives as deemed necessary, but such inspections will in no case make the United States Government or the State of Florida a party to this contract.

#### **6.12 Service Materials and Storage.**

A. Unless otherwise specified within the contract documents, all materials to be used to complete the Service, except where recycled content is specifically requested, must be new, unused, of recent manufacture, and suitable for its intended purpose. All goods must be assembled, fully serviced and ready for operation when delivered. In the event any of the materials supplied by the CONTRACTOR are found to be defective or do not conform to specifications: (1) the materials may be returned to the CONTRACTOR at the CONTRACTOR's expense and this Agreement may be terminated or (2) the COUNTY may require the CONTRACTOR to replace the materials at the CONTRACTOR's expense.

B. Materials must be placed to permit easy access for proper inspection and identification of each shipment. Any material which has deteriorated, become damaged, or is otherwise unfit for use, as determined by the COUNTY, must not be used for the Service, and must be removed from the site by the

CONTRACTOR at the CONTRACTOR's expense. Until incorporated into the work, materials will be the sole responsibility of the CONTRACTOR and the CONTRACTOR will not be paid for such materials until incorporated into the work. If any chemicals, materials or products containing toxic substances are to be used at any time, the CONTRACTOR shall furnish a Material Safety Data Sheet to the COUNTY prior to commencing such use.

C. When not specifically identified in the technical specifications, materials and equipment must be of a suitable type and grade for the purpose which they are used.

D. All unusable materials and debris must be removed from the premises by the CONTRACTOR at the end of each workday and disposed of in an appropriate manner.

**6.13 Time for Completion and Extensions.**

A. A written Notice to Proceed is required for the CONTRACTOR to schedule or begin work. Purchase orders will be issued for Services to the CONTRACTOR- Issuance of a purchase order is not a directive to begin work unless otherwise specified. Email notice is acceptable.

B. The CONTRACTOR shall diligently pursue the completion of the work and coordinate the work being done on the Service by its subcontractors and material suppliers, as well as coordinate the CONTRACTOR's work with the work of other contractors so that the CONTRACTOR's work or the work of others will not be delayed or impaired. The CONTRACTOR will be solely responsible for all construction means, methods, techniques, sequences, and procedures, as well as coordination of all portions of the work under the contract documents. The time for completion requirements are contained in Article 3.2 above.

C. Should the CONTRACTOR be obstructed or delayed in the completion of the work as a result of unforeseeable causes beyond the control of the CONTRACTOR, and not due to the CONTRACTOR's fault or neglect, the CONTRACTOR shall notify the COUNTY in writing within twenty-four (24) hours after the commencement of such delay, stating the cause or causes of the delay, or be deemed to have waived any right which the CONTRACTOR may have had to request a time extension.

D. If the CONTRACTOR complies with the twenty-four (24) hour notice requirement, the COUNTY will ascertain the facts and the extent of the delay being claimed and recommend an extension to the contract time when, in the COUNTY's sole judgment, the findings of fact justify such an extension. The CONTRACTOR shall cooperate with the COUNTY's investigation of the delays by providing any schedules, correspondence or other data that may be required to complete the findings of fact. Extensions to the contract time may be granted only for those delays which impact the CONTRACTOR's construction schedule. Extensions of contract time, if approved by the COUNTY, must be authorized by written change order.

**6.14 Changes in the Scope of Services.**

A. The COUNTY may at any time, by written change order, in accordance with the COUNTY's Purchasing Policy and Procedures, increase or decrease the scope of the work. For changes in work requested by the CONTRACTOR, the CONTRACTOR must prepare and submit change order requests for the COUNTY's approval. Each change order will include time and monetary impacts of the change, whether the change order is considered alone or with all other changes during the course of the Service. Both the COUNTY and the CONTRACTOR must execute the change order for the order to become effective.

**AGREEMENT BETWEEN LAKE COUNTY, FLORIDA AND CLIFTON TOWER SERVICE, INC. FOR CONSTRUCTION OF  
FIRE STATION NUMBER 14 COMMUNICATION TOWER; ITB #23-421A**

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B. The value of such extra work or change will be determined by the contract unit values, if applicable unit values are set forth in this Agreement. The amount of the change will be computed from such values and added to or deducted from the contract price.

C. If the COUNTY and the CONTRACTOR are unable to agree on the change order for a requested change, the CONTRACTOR shall, nevertheless, promptly perform the change as directed in writing by the COUNTY. If the CONTRACTOR disagrees with the COUNTY's adjustment determination, the CONTRACTOR must make a claim pursuant to the Claims and Disputes section in this Agreement, or else be deemed to have waived any claim on this matter the CONTRACTOR might have otherwise had.

D. For work not contemplated by the original Agreement, the amount of an increase will be limited to the CONTRACTOR's reasonable direct labor and material costs and reasonable actual equipment costs as a result of the change (including allowance for labor burden costs) plus a maximum ten percent (10%) markup for all overhead and profit, unless otherwise agreed to in writing by the COUNTY. In such case, the CONTRACTOR will keep and present to the COUNTY an itemized accounting together with appropriate supporting data. In the event such changed work is performed by a subcontractor, a maximum ten percent (10%) markup for all overhead and profit for all subcontractors' direct labor and material costs and actual equipment costs will be permitted, with a maximum five percent (5%) markup by the CONTRACTOR for all of its overhead and profit, for a total overall maximum markup of fifteen percent (15%) of the amount of changed work. All compensation due the CONTRACTOR and any subcontractor or sub-subcontractor for field and home office overhead is included in the markups listed above.

E. The COUNTY will not be liable to the CONTRACTOR for any increased compensation in the absence of a written change order executed in accordance with the COUNTY's policy. The payment authorized by such a change order will represent full and complete compensation to the CONTRACTOR for labor, materials, incidental expenses, overhead, profit, impact costs and time associated with the work authorized by such change order.

F. Execution by the CONTRACTOR of a properly authorized change order will be considered a waiver of all claims or requests for additional time or compensation for any activities prior to the time of execution related to items included in the change order.

G. Upon receipt of an approved change order, changes in the Scope of Services must be promptly performed. All changes in work must be performed under the terms and conditions of this Agreement.

H. Change orders will not be issued for incidental items or tasks that should have been reasonably construed to be part of the project by the CONTRACTOR.

**6.15 Claims and Disputes.**

A. Claims by the CONTRACTOR must be made in writing to the COUNTY within two (2) business days, unless another provision of this Agreement sets forth a different time frame, after the commencement of the event giving rise to such claim or the CONTRACTOR will be deemed to have waived the claim. All claims will be priced in accordance with the section in this document entitled "Changes in the Scope of Services".

B. The CONTRACTOR shall proceed diligently with its performance as directed by the COUNTY, regardless of any pending claim, action, suit, or administrative proceeding, unless otherwise

agreed to by the COUNTY in writing. The COUNTY shall continue to make payments on the undisputed portion of the contract in accordance with the contract documents during the pendency of any claim.

C. Claims by the CONTRACTOR will be resolved in the following manner: (1) Upon receiving the claim and supporting data, the COUNTY will within fifteen (15) calendar days respond to the claim in writing stating that the claim is either approved or denied. If denied, the COUNTY will specify the grounds for denial. The CONTRACTOR will then have fifteen (15) calendar days in which to provide additional supporting documentation, or to notify the COUNTY that the original claim stands as is. (2) If the claim is not resolved, the COUNTY may, at its option, choose to submit the matter to mediation. A mediator will be mutually selected by the parties and each party will pay one-half (1/2) the expense of mediation. If the COUNTY declines to mediate the dispute, the CONTRACTOR may bring an action in a court of competent jurisdiction in and for Lake County, Florida.

D. Claims by the COUNTY against the CONTRACTOR must be made in writing to the CONTRACTOR as soon as the event leading to the claim is discovered by the COUNTY. Written supporting data will be submitted to the CONTRACTOR. All claims will be priced in accordance with the provisions of the section in this document entitled "Changes in the Scope of Services". The CONTRACTOR shall respond in writing within fifteen (15) calendar days of receipt of the claim. If the claim cannot be resolved, the COUNTY may submit the matter to mediation as set forth in (C) above.

E. Arbitration will not be considered as a means of dispute resolution.

F. **NO CLAIM FOR DAMAGES OR ANY CLAIM OTHER THAN FOR AN EXTENSION OF TIME MAY BE MADE OR ASSERTED AGAINST THE COUNTY BY REASON OF ANY DELAYS.** No interruption, interference, inefficiency, suspension or delay in the commencement or progress of the work will relieve the CONTRACTOR of its duty to perform or give rise to any right to damages or additional compensation from the COUNTY. The CONTRACTOR expressly acknowledges and agrees that the CONTRACTOR will receive no damages for delay. However, this provision will not preclude recovery or damages by the CONTRACTOR for hindrances or delays due solely to fraud, bad faith or active interference on the part of the COUNTY. Otherwise, the CONTRACTOR will be entitled to extensions of the contract time as the sole and exclusive remedy for such resulting delay, in accordance with and to the extent specifically provided above.

#### **6.16 Acceptance of the Work and Final Payment.**

A. The work delivered and services rendered under this Agreement will remain the property of the CONTRACTOR and will not be deemed complete until a physical inspection and actual usage of the Service is accepted by the COUNTY and will be in compliance with the terms of this Agreement, fully in accord with the specifications and of the highest quality. Any goods or services purchased under this Agreement may be tested/inspected for compliance with the specifications listed.

B. Maintenance of Work. The CONTRACTOR shall maintain all work in as-new condition until the final inspection is completed and the work is accepted by the COUNTY. All insurance must be maintained until final acceptance by the COUNTY.

C. Final Invoice. When the work provided for under this Agreement has been completely performed by the CONTRACTOR a final invoice will be prepared by the CONTRACTOR. The amount of this invoice, less any sums that may have been deducted or retained under the provisions of this Agreement, will be paid to the CONTRACTOR in accordance with Article 4 of this Agreement, and after

**AGREEMENT BETWEEN LAKE COUNTY, FLORIDA AND CLIFTON TOWER SERVICE, INC. FOR CONSTRUCTION OF FIRE STATION NUMBER 14 COMMUNICATION TOWER; ITB #23-421A**

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the CONTRACTOR has agreed in writing to accept the balance due, as determined by the COUNTY, as full settlement of the account under the contract and of all claims in connection with the invoice. Occupancy by the COUNTY alone does not constitute final acceptance.

D. Final Inspection. When all materials have been furnished, all work has been performed, and the construction contemplated by this Agreement has reached substantial completion, CONTRACTOR shall request a final inspection by the COUNTY. The COUNTY, or the COUNTY's representative, shall make the final inspection within five (5) business days of receipt of notification from the CONTRACTOR that the Service is ready. The COUNTY shall, pursuant to Section 218.735(7), Florida Statutes, prepare and deliver to the CONTRACTOR a single list of items required to render the Service complete, satisfactory, and acceptable within thirty (30) calendar days after being notified by CONTRACTOR of the project, or project phase if the project is multi-phased, reaching substantial completion. The single list will be delivered by the COUNTY to the CONTRACTOR within five (5) days after the list of items has been developed and reviewed.

The failure by the COUNTY to include any corrective work or pending items on the list does not alter CONTRACTOR's responsibility for completing the Service pursuant to this Agreement. All items that require correction under the contract and that are identified after the preparation and delivery of the list remain the obligation of CONTRACTOR as defined by this Agreement. The CONTRACTOR shall correct all deficiencies before final acceptance and payment of retainage is made.

E. Final Acceptance. Final completion must be within thirty (30) days after delivery of the list of items in paragraph D of this section. If the COUNTY fails to provide the list as provided for in paragraph D of this section, the time for completion will be extended by the number of days the COUNTY exceeded the delivery date. COUNTY will re-inspect to verify completion of the list of items provided to CONTRACTOR for final acceptance. An eighty dollar (\$80.00) re-inspection fee will be applied for the third inspection and any required re-inspection. The COUNTY may exclude the CONTRACTOR from those portions of the work designated as complete after the inspection; provided, however, that the CONTRACTOR will have reasonable access for the time allotted by the COUNTY to complete or correct items on the punch list.

F. Release of Retained Funds. As set forth in Section 218.735, Florida Statutes, upon completion and acceptance by the COUNTY of all items on the list of items provided for in paragraph D of this section, CONTRACTOR may submit a payment request for all remaining retainage withheld for the project, or phase of project, as applicable. If a good faith dispute exists as to whether one or more of the items identified in the list have been completed pursuant to the contract, COUNTY may continue to withhold up to 150% of the total costs to complete such items. CONTRACTOR shall submit Contractor's Final Payment Affidavit with the request for payment.

G. Waiver of Claims. The CONTRACTOR's acceptance of final payment will constitute a full waiver of any and all claims by the CONTRACTOR against the COUNTY arising out of the contract or otherwise related to the Service, except those previously made in writing and identified by the CONTRACTOR as unsettled at the time the final estimate is prepared. Neither the acceptance of the work nor payment by the COUNTY will be deemed a waiver of the COUNTY's rights to enforce any continuing obligations of the CONTRACTOR or to the recovery of damages for defective work not discovered by the COUNTY at the time of final inspection.

H. Termination of Contractor's Responsibilities. This Agreement will be considered complete when all work has been completed and accepted by the COUNTY and all warranty periods have

expired. The CONTRACTOR will then be released from further obligation except as set forth in this Agreement.

I. Recovery Rights Subsequent to Final Payment. The COUNTY reserves the right, should an error be discovered in the invoice, or should proof of defective work or materials used by or on the part of the CONTRACTOR be discovered after the final payment has been made, to claim and recover from the CONTRACTOR by process of law, such sums as may be sufficient to correct the error or make good the defects in the work and materials, including any fees or costs associated with the additional services of the COUNTY.

**6.17** Warranties.

A. All warranties will begin on the date of the COUNTY's acceptance and will last for a period of twelve (12) months unless otherwise specified in the Scope of Services, plans, or specifications. The CONTRACTOR shall obtain and assign to the COUNTY all express warranties given to the CONTRACTOR or any subcontractors by any material suppliers, equipment or fixtures to be incorporated into the Service.

B. The CONTRACTOR warrants to the COUNTY that any materials and equipment furnished under the contract documents will be new unless otherwise specified, and that all work will be of good quality, free from defects and in conformance with the contract documents. The CONTRACTOR further warrants to the COUNTY that all materials and equipment furnished under the contract documents will be applied, installed, connected, erected, used, cleaned, and conditioned in accordance with the instructions of the applicable manufacturers, fabricators, suppliers, or processors except as otherwise provided for the contract documents. This warranty requirement will remain in force for the full period identified above, regardless of whether the CONTRACTOR is still under contract at the time of the defect. These warranties are in addition to those implied warranties to which the COUNTY is entitled as a matter of law.

C. If sod is used as part of an individual Service, it will be warranted to be free of noxious and invasive weeds, disease, and insects. If pests or noxious weeds manifest themselves within sixty (60) days of placement of the sod, CONTRACTOR will treat the affected areas. The process for treating these areas will be approved by the COUNTY. If the sod does not meet any of the required specifications, CONTRACTOR will be responsible to replace it at no expense to the COUNTY. It will be the responsibility of CONTRACTOR to ensure the sod is sufficiently established as described as specified in the Scope of Services, plans, or specifications. This will include watering the sod on a regular basis as needed to keep it alive until established. Established will be considered as being sufficiently rooted, as determined by the County Project Manager, into the surface that it was installed. If the sod dies or does not become established CONTRACTOR will be responsible for the replacement at no cost to the COUNTY.

D. CONTRACTOR will be responsible for promptly correcting any deficiency, at no cost to the COUNTY, within five (5) calendar days after the COUNTY notifies CONTRACTOR of such deficiency in writing. If CONTRACTOR fails to honor the warranty or fails to correct or replace the defective work or items within the period specified, the COUNTY may, at its discretion, notify CONTRACTOR in writing that CONTRACTOR may be debarred as a COUNTY vendor, and become subject to contractual default if the corrections or replacements are not completed to the satisfaction of the COUNTY within five calendar days of receipt of the notice. If CONTRACTOR fails to satisfy the warranty within the period specified in the notice, the COUNTY may (a) place CONTRACTOR in default of its



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agreement and (b) procure the products or services from another source and charge CONTRACTOR for any additional costs that are incurred by the COUNTY for this work or items, either through a credit memorandum or through invoicing.

**6.18 Liquidated Damages.**

A. Unless otherwise agreed to, weather events are specifically excluded as excused cause for delay under this Agreement and no additional days will be given for rain days. If the deficiencies have been noted and the remedies have not been completed within the contracted time, the COUNTY may send out a notification notifying the CONTRACTOR of an assessment of Liquidated Damages that can be applied for any day over the time allowed under this Agreement.

B. The COUNTY and the CONTRACTOR recognize that, since time is of the essence for this Agreement, the COUNTY will suffer financial loss if the work is not completed within the time specified. The COUNTY will be entitled to assess, as Liquidated Damages, but not as a penalty, for each calendar day after the scheduled completion date the Service continues. The Service will be deemed to be completed on the date the work is considered complete to the satisfaction of the COUNTY. The CONTRACTOR hereby expressly waives and relinquishes any right which it may have to seek to characterize the Liquidated Damages as a penalty. The parties agree that the Liquidated Damages sum represents a fair and reasonable estimate of the COUNTY's actual damages at the time of contracting if the CONTRACTOR fails to complete the work in a timely manner.

C. The Liquidated Damages will be as set forth in the following table:

<b>Service/Project Amount</b>	<b>Daily Charge (Per Calendar Day)</b>
\$5,000 and under	\$25
Over \$5,000 but less than \$10,000	\$65
\$10,000 or more but less than \$20,000	\$91
\$20,000 or more but less than \$30,000	\$121
\$30,000 or more but less than \$40,000	\$166
\$40,000 or more but less than \$50,000	\$228
\$50,001 or more	\$250

D. The COUNTY will retain from the compensation to be paid to the CONTRACTOR the above-described sum. If CONTRACTOR is in default for not completing the Service within the time specified, the COUNTY may require CONTRACTOR to stop work on any other project or service to the COUNTY until the Service specific in this Agreement is complete and the Liquidated damages Sum is satisfied.

**6.19 Sanitation.** If the Service does not involve interior work, the CONTRACTOR shall provide and maintain adequate sanitary conveniences for the use of persons employed for the Service. These conveniences will be maintained at all times without nuisance, and their use must be strictly enforced. The location of these conveniences will be subject to the COUNTY's Project Manager's approval. All such facilities will be installed and maintained in accordance with applicable Federal, State, and local laws.

**6.20 Submittals and Equal Products.**

A. Submittals of products required for the Service assigned to the CONTRACTOR under this Agreement, must be supplied to the COUNTY for pre-approval prior to the start of the work. These documents must be provided to the COUNTY at least one (1) week before the installation.

B. If a product or service requested by the COUNTY for the Service has been identified in the specifications by a brand name, and has not been notated as a “No Substitute,” item, such identification is intended to be descriptive and not restrictive, and is to indicate the quality and characteristics of product or service that will be acceptable. If the CONTRACTOR offers an alternate product or service for consideration, such product must be clearly identified by the CONTRACTOR to the COUNTY. The COUNTY shall make a determination whether the alternate meets the salient characteristics of the specifications. An alternate product will not be considered for any item notated “No Substitute.”

C. Unless the CONTRACTOR clearly indicates in its response that it is proposing an alternate product, the response will be considered as offering the same brand name referenced in the specifications. If the CONTRACTOR proposes to furnish an alternate product or service, the brand name of the product or service to be furnished must be clearly identified. A formal submittal for the alternate/shop drawings must be submitted. The evaluation of the alternate and the determination as to acceptability of the alternate product or service will be the responsibility of the COUNTY and will be based upon information furnished by the CONTRACTOR. The COUNTY will not be responsible for locating or securing any information which is not included in the CONTRACTOR’s response. To ensure that sufficient information is available, the CONTRACTOR will furnish as part of the bid or proposal all descriptive material by providing the manufacturer specification sheets so the COUNTY can make an informed determination whether the product offered meets the salient characteristics required by the specifications. Failure to do so will require the use of the specified products.

**6.21 Fees.** The following is a list of fees that may be assessed to CONTRACTOR during the term of this Agreement. These fees are assessed to help offset the additional costs associated with the COUNTY’S labor and vehicle usage required for unnecessary inspections or missed appointments. The \$80.00 fee shown below is a re-inspection fee for uncorrected workmanship. The fee will be applied to the third inspection and for any subsequent inspections. Any re-inspection fee charged to the COUNTY by other agencies having jurisdiction over the Service, will additionally be charged back to CONTRACTOR. The fees, if any, will be deducted from the final invoices.

Missing scheduled appointments	\$70.00 each occurrence
Failure to respond to emergency calls	\$250.00 per day
Late to emergency calls	\$36.00 per hour
Inspected unacceptable workmanship	\$80.00 each inspection
Failure to provide any and all required documentation or reports	\$75.00 per day
Failure to pass all inspecting authority re-inspections (within 30 days of initial inspection)	\$250.00 per day

**Article 7. Special Terms and Conditions**

**7.1 Termination.**

A. Termination for Convenience. This Agreement may be terminated by the COUNTY upon thirty (30) calendar days' written notice to the CONTRACTOR; but if any work, service or task under this Agreement is in progress but not completed on the date of termination, then this Agreement may be extended upon written approval of the COUNTY until the work, service, or task is completed and accepted. In the event this Agreement is terminated or cancelled upon the request and for the convenience of the COUNTY with the required thirty (30) calendar days' written notice, the COUNTY will reimburse the CONTRACTOR for actual work satisfactorily completed.

B. Termination for Cause. This Agreement may be terminated by the COUNTY due to the CONTRACTOR's breach of a material term of this Agreement, but only after the COUNTY has provided CONTRACTOR with ten (10) calendar days' written notice for the CONTRACTOR to cure the breach and the CONTRACTOR's failure to cure the breach within that ten (10) day time period; but, if any work, service or task under this Agreement is in progress but not completed on the date of termination, then this Agreement may be extended upon written approval of the COUNTY until the work, service, or task is completed and accepted.

C. Termination Due to Unavailability of Funds in Succeeding Fiscal Years. When funds are not appropriated or otherwise made available to support continuation of performance in a subsequent fiscal year, this Agreement will be terminated and the CONTRACTOR will be reimbursed for the reasonable value of any non-recurring costs incurred but not amortized in the price of the supplies or services/tasks delivered under this Agreement.

**7.2 Insurance.**

A. CONTRACTOR will purchase and maintain at all times during the term of this Contract, without cost or expense to the COUNTY, policies of insurance as indicated below, with a company or companies authorized to do business in the State of Florida, and which are acceptable to the COUNTY, insuring the CONTRACTOR against any and all claims, demands, or causes of action, for injuries received or damage to property relating to the performance of duties, services, or obligations of the CONTRACTOR under the terms and provisions of the Contract. An original certificate of insurance, indicating that CONTRACTOR has coverage in accordance with the requirements of this section must be received and accepted by the COUNTY prior to contract execution or before any work begins. It will be furnished by CONTRACTOR to the COUNTY'S Project Manager and Procurement Services Director within five working days of such request.

The parties agree that the policies of insurance and confirming certificates of insurance will insure the CONTRACTOR in accordance with the following minimum limits:

- i. General Liability insurance on forms no more restrictive than the latest edition of the Occurrence Form Commercial General Liability policy (CG 00 01) of the Insurance Services Office or equivalent without restrictive endorsements, with the following minimum limits and coverage:

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Each Occurrence/General Aggregate .....	\$1,000,000/2,000,000
Products-Completed Operations .....	\$2,000,000
Personal & Adv. Injury .....	\$1,000,000
Fire Damage .....	\$50,000
Medical Expense .....	\$5,000
Contractual Liability .....	Included

- ii. Automobile liability insurance, including owned, non-owned, and hired autos with the minimum Combined Single Limit of \$1,000,000
- iii. Workers' compensation insurance based on proper reporting of classification codes and payroll amounts in accordance with Chapter 440, Florida Statutes, and any other applicable law requiring workers' compensation (Federal, maritime, etc.). If not required by law to maintain workers compensation insurance, the CONTRACTOR must provide a notarized statement that if he or she is injured, he or she will not hold the COUNTY responsible for any payment or compensation.

iv. Employers Liability with the following minimum limits and coverage:

Each Accident .....	\$1,000,000
Disease-Each Employer .....	\$1,000,000
Disease-Policy Limit.....	\$1,000,000

- v. Specialty insurance (builders risk, engineers, architect, consultant, environmental, pollution, errors and omissions, etc.) as applicable, with minimum limits of \$1,000,000 and annual aggregate of \$2,000,000.

B. Lake County, a Political Subdivision of the State of Florida, and the Board of County Commissioners, will be named as additional insured as their interest may appear all applicable policies. Certificates of insurance must identify the RFP or ITB number in the Description of Operations section on the Certificate.

C. CONTRACTOR must provide a minimum of 30 days prior written notice to the County of any change, cancellation, or nonrenewal of the required insurance.

D. Certificates of insurance must evidence a waiver of subrogation in favor of the COUNTY, that coverage must be primary and noncontributory, and that each evidenced policy includes a Cross Liability or Severability of Interests provision, with no requirement of premium by the COUNTY.

E. CONTRACTOR must provide a copy of all policy endorsements, reflecting the required coverage, with Lake County listed as an additional insured along with all required provisions to include waiver of subrogation. Contracts cannot be completed without this required insurance documentation. **A certificate of insurance (COI) will not be accepted in lieu of the policy endorsements.**

F. Certificate holder must be:

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LAKE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AND  
THE BOARD OF COUNTY COMMISSIONERS.  
P.O. BOX 7800  
TAVARES, FL 32778-7800

G. All self-insured retentions will appear on the certificates and will be subject to approval by the COUNTY. At the option of the COUNTY, the insurer will reduce or eliminate such self-insured retentions; or CONTRACTOR will be required to procure a bond guaranteeing payment of losses and related claims expenses.

H. The COUNTY will be exempt from, and in no way liable for, any sums of money, which may represent a deductible or self-insured retention in any insurance policy. The payment of such deductible or self-insured retention will be the sole responsibility of the CONTRACTOR or subcontractor providing such insurance.

I. CONTRACTOR will be responsible for subcontractors and their insurance. Subcontractors are to provide Certificates of Insurance to the COUNTY evidencing coverage and terms in accordance with the CONTRACTOR'S requirements.

J. Failure to obtain and maintain such insurance as set out above will be considered a breach of contract and may result in termination of the contract for default.

K. Neither approval by the COUNTY of any insurance supplied by CONTRACTOR, nor a failure to disapprove that insurance, will relieve CONTRACTOR of full responsibility of liability, damages, and accidents as set forth herein.

**7.3 Indemnity.** The CONTRACTOR will indemnify and hold harmless COUNTY, its officers, employees, and agents from liabilities, damages, losses, and costs, including but not limited to reasonable attorney's fees, to the extent caused by the negligence, recklessness, or intentionally wrongful conduct of CONTRACTOR, its personnel, employees, and other person utilized by CONTRACTOR in the performance of this Agreement, including without limitation, defects in design, or errors or omissions that result in material cost increases to COUNTY. Such indemnification will include the payment of all valid claims, losses, and judgments of any nature whatsoever in connection therewith and the payment of all related fees and costs. The COUNTY reserves the right to defend itself with its own counsel or retained counsel at CONTRACTOR's expense. This indemnification obligation shall not be construed to negate, abridge, or reduce any other rights or remedies which otherwise may be available to an indemnified party or person described in this paragraph or be deemed to affect the rights, privileges, and immunities of COUNTY as set forth in Section 768.28, Florida Statutes.

**7.4 Independent Contractor.** The CONTRACTOR, and all its employees, agree that they will be acting as independent contractors and will not be considered or deemed to be an agent, employee, joint venturer, or partner of the COUNTY. The CONTRACTOR will have no authority to contract for or bind the COUNTY in any manner and shall not represent itself as an agent of the COUNTY or as otherwise authorized to act for or on behalf of the COUNTY. Additionally, the CONTRACTOR warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for the CONTRACTOR to solicit or secure this Agreement and that it has not paid or agreed to pay any person, company, corporation, individual, or firm other than a bona fide employee working solely for the

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CONTRACTOR any fee, commission, percentage, gift, or other consideration contingent upon on resulting from the award or making of this Agreement.

**7.5** Return of Materials. Upon the request of the COUNTY, but in any event upon termination of this Agreement, the CONTRACTOR shall surrender to the COUNTY all memoranda, notes, records, drawings, manuals, computer software, and other documents or materials pertaining to the services under this Agreement, that were furnished to the CONTRACTOR by the COUNTY pursuant to this Agreement.

**7.6** Public Entity Crimes. A person or affiliate who has been placed on the convicted vendor list following a conviction of a public entity crime may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity in excess of the threshold amount provided in Florida Statutes, Section 287.017, for Category Two for a period of thirty-six (36) months from the date of being placed on the convicted vendor list.

**7.7** Conflict of Interest. The CONTRACTOR agrees that it will not engage in any action that would create a conflict of interest in the performance of its obligations pursuant to this Agreement, or which would violate or cause others to violate the provisions of Part III, Chapter 112, Florida Statutes, relating to ethics in government. Further, the CONTRACTOR hereby certifies that no officer, agent, or employee of the COUNTY has any material interest either directly or indirectly in the business of the CONTRACTOR conducted here and that no such person may have any such interest at any time during the term of this Agreement unless approved by the COUNTY.

**7.8** Retaining Other Contractors. Nothing in this Agreement will be deemed to preclude the COUNTY from retaining the services of other persons or entities undertaking the same or similar services as those undertaken by the CONTRACTOR or from independently developing or acquiring materials or programs that are similar to, or competitive with, the services provided under this Agreement.

While the COUNTY has listed all major items which are utilized by County departments in conjunction with their operations, there may be similar or ancillary items that must be purchased by the COUNTY during the term of this Agreement. Under these circumstances, a County representative will contact the CONTRACTOR to obtain a price quote for the similar or ancillary items. The COUNTY reserves the right to award these ancillary items to the CONTRACTOR, another vendor based on the lowest price quoted, or to acquire the items through a separate solicitation.

**7.9** Accuracy. The CONTRACTOR is responsible for the professional quality, technical accuracy, timely completion, and coordination of all the services furnished under this Agreement. The CONTRACTOR shall, without additional compensation, correct or revise any errors, omissions, or other deficiencies resulting from the services provided in this Agreement.

**7.10** Additional Services. Services not specifically identified in this Agreement may be added to the Agreement upon execution of a written amendment. The COUNTY reserves the right to award any additional services to the CONTRACTOR or to acquire the items from another vendor through a separate solicitation.

**7.11** Right to Audit. The COUNTY reserves the right to require the CONTRACTOR to submit to an audit by any auditor of the COUNTY's choosing. The CONTRACTOR shall provide access to all of its records, which relate directly or indirectly to this Agreement at its place of business during regular business

hours. The CONTRACTOR shall retain all records pertaining to this Agreement and upon request make them available to the COUNTY for five (5) years following expiration of the Agreement, or for such time as set forth in the Florida Department of State, Division of Library and Information Services, General Records Schedule GS1-SL, a copy of which can be found at this link: <https://files.floridados.gov/media/703328/gsl-sl-2020.pdf>, whichever is longer. The CONTRACTOR agrees to provide such assistance as may be necessary to facilitate the review or audit by the COUNTY to ensure compliance with applicable accounting and financial standards.

A. If the CONTRACTOR provides technology services, the CONTRACTOR must provide Statement of Standards for Attestations Engagements (SSAE) 16 or 18 and System and Service Organization Control (SOC) reports upon request by the COUNTY. The SOC reports must be full Type II reports that include the CONTRACTOR's description of control processes, and the independent auditor's evaluation of the design and operating effectiveness of controls. The cost of the reports will be paid by the CONTRACTOR.

B. If an audit inspection or examination pursuant to this section discloses overpricing or overcharges of any nature by the CONTRACTOR to the COUNTY in excess of one percent (1%) of the total contract billings, in addition to making adjustments for the overcharges, the reasonable actual cost of the COUNTY'S audit must be reimbursed to the COUNTY by the CONTRACTOR. Any adjustments or payments which must be made as a result of any such audit or inspection of the CONTRACTOR's invoices or records must be made within a reasonable amount of time, but in no event may the time exceed 90 calendar days, from presentation of the COUNTY'S audit findings to the CONTRACTOR.

C. This provision is hereby considered to be included within, and applicable to, any subcontractor contract entered into by the CONTRACTOR in performance of any work under this Agreement.

#### **7.12 Public Records.**

A. All electronic files, audio and video recordings, and all papers pertaining to any activity performed by the contractor for or on behalf of the COUNTY will be the property of the COUNTY and will be turned over to the COUNTY upon request. In accordance with Chapter 119, Florida Statutes, each file and all papers pertaining to any activities performed for or on behalf of the COUNTY are public records available for inspection by any person even if the file or paper resides in the CONTRACTOR's office or facility. The CONTRACTOR will maintain the files and papers for not less than three complete calendar years after the Service has been completed or terminated, or in accordance with any grant requirements, whichever is longer. Prior to the close out of this Agreement, the CONTRACTOR will appoint a records custodian to handle any records request and provide the custodian's name and telephone numbers to the COUNTY'S Project Manager.

B. Pursuant to Section 119.0701, Florida Statutes, CONTRACTOR will comply with the Florida Public Records' laws, and will:

- i. Keep and maintain public records required by the COUNTY to perform the services identified herein.

- ii. Upon request from the COUNTY'S custodian of public records, provide the COUNTY 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 for by law.
- iii. 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 COUNTY.
- iv. Upon completion of this Agreement, transfer, at no cost, to the COUNTY all public records in possession of the CONTRACTOR or keep and maintain public records required by the COUNTY to perform the service. If CONTRACTOR transfers all public records to the COUNTY upon completion of the contract, CONTRACTOR will destroy any duplicate public records that are exempt, or confidential and exempt, from public records disclosure requirements. If CONTRACTOR keeps and maintains public records upon completion of the Agreement, CONTRACTOR will meet all applicable requirements for retaining public records. All records stored electronically must be provided to the COUNTY, upon request from the COUNTY'S custodian of public records, in a format that is compatible with the information technology systems of the COUNTY.

**C. IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT LAKE COUNTY OFFICE OF PROCUREMENT SERVICES, 315 WEST MAIN STREET, P.O. BOX 7800, TAVARES, FL 32778 OR AT 352-343-9424 OR VIA EMAIL AT [PURCHASING@LAKECOUNTYFL.GOV](mailto:PURCHASING@LAKECOUNTYFL.GOV).**

D. Failure to comply with this subsection will be deemed a breach of the contract and enforceable as set forth in Section 119.0701, Florida Statutes.

E. Unless otherwise provided, CONTRACTOR shall maintain substantiating records as required by the State of Florida, General Records Schedule GS1-SL ("Schedule") for State and Local Government Agencies. If CONTRACTOR receives notification of a dispute or the commencement of litigation regarding the Project within the time specified in the Schedule, the CONTRACTOR shall continue to maintain all service records until final resolution of the dispute or litigation.

F. Exempt Information. The Service includes building plans, blueprints, drawings, and/or diagrams which are exempt from disclosure pursuant to Section 119.071(3), Florida Statutes. CONTRACTOR must maintain the exempt nature of all exempt documents received under this Service. Upon completion of the Service, CONTRACTOR will return to COUNTY all exempt project documents, including, but not limited to, designs, files, photos, reports, maps, drawings, specifications, schematics, diagrams, shop drawings, construction documents and electronic files. CONTRACTOR will provide written certification to COUNTY that all documents designated as exempt have been returned to the COUNTY or destroyed.



**7.13 Force Majeure.** The parties will exercise every reasonable effort to meet their respective obligations under this Agreement, but will not be liable for delays resulting from force majeure or other causes beyond their reasonable control, including, but not limited to, compliance with any Government law or regulation, acts of nature, acts or omissions of the other party, Government acts or omissions, fires, strikes, national disasters, wars, riots, transportation problems and any other cause whatsoever beyond the reasonable control of the parties. Any such cause will extend the performance of the delayed obligation to the extent of the delay so incurred.

**7.14 Business Hours of Operation.** Unless otherwise specified in the technical specifications, all work performed must be accomplished between the hours of 8:00 A.M. and 5:00 P.M., Monday through Friday, and no work may be performed on Saturdays, Sundays, or County Holidays, unless permission to work has been requested in writing by the CONTRACTOR and approval, in writing, has been granted by the COUNTY. Request for permission to work must be received by the COUNTY no less than two (2) days prior to the requested workday. The exception to this pre-approval requirement would be in the case of an emergency in which the emergency specification as outlined in General Terms and Conditions, Section 3, Emergencies, would apply. County Holidays are as follows: New Year's Day; Martin Luther King, Jr. Day; Presidents' Day; Memorial Day; Independence Day; Labor Day; Veteran's Day; Thanksgiving Day; Day after Thanksgiving; and Christmas Day.

Special schedules may be established if necessary, because of problems with noise or similar difficulties affecting other County facilities, County operations, or citizens in homes or buildings/rooms adjacent to the work being completed. When the CONTRACTOR requests and is approved for Saturday, Sunday or Holiday work, the COUNTY may assess the CONTRACTOR the sum of Two Hundred Fifty and 00/100 Dollars (\$250.00) per man per day for each Saturday, Sunday or recognized Holiday worked or planned to work. These fees will be deducted from the final invoice.

**7.15 Minimum Wage.** The wage rate paid to all laborers, mechanics, and apprentices employed by the CONTRACTOR for the work under the Agreement may not be less than the prevailing wage rates for similar classifications of work as established by the Federal government and enforced by the U.S. Department of Labor, Wages and Hours Division, and Florida's Minimum Wage requirements in Article X, Section 24(f) of the Florida Constitution and enforced by the Florida Legislature by statute or the State Agency for Workforce Innovation by rule, whichever is higher.

**7.16 Protection of Property.** All existing structures, utilities, services, roads, trees, shrubbery and property in which the COUNTY has an interest must be protected against damage or interrupted services at all times by the CONTRACTOR during the term of this contract, and the CONTRACTOR will be held responsible for repairing or replacing damaged property to the satisfaction of the COUNTY which is damaged by reason of the CONTRACTOR's operation on the property. In the event the CONTRACTOR fails to comply with these requirements, the COUNTY reserves the right to secure the required services and charge the costs of such services back to the CONTRACTOR. All items damaged as a result of CONTRACTOR or subcontractor operations belonging to third parties, such as but not limited to: sidewalks, irrigation, curbs, pipes, drains, water mains, pavement, mailboxes, turf, signs, or other property must either be repaired or replaced by the CONTRACTOR, at the CONTRACTOR's expense, in a manner prescribed by, and at the sole satisfaction of the COUNTY.

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Furthermore, the CONTRACTOR shall repair or replace any portion of any of the COUNTY's facility, whether interior or exterior, damaged by reason of the CONTRACTOR's operation within the property. In the event the CONTRACTOR fails to comply with these requirements, the COUNTY reserves the right to secure the required services and charge the costs of such services back to the CONTRACTOR. All items within a facility belonging to third parties, or to commissioners, officers, employees, lessees, invitees, or agents of the COUNTY, including but not limited to personal items and furniture, must either be repaired or replaced by the CONTRACTOR, at the CONTRACTOR's expense, in a manner prescribed by, and at the sole satisfaction of the COUNTY. The CONTRACTOR shall re-grade and re-sod any areas that are disturbed by the CONTRACTOR during the course of the work being completed.

**7.17** Lands for Work and Access Thereto. CONTRACTOR hereby represents to COUNTY that it is fully aware of the limits of land for access to the work site and for the site proper. No storage or equipment shall take place on private property unless the CONTRACTOR has a letter from the landowner authorizing the contractor to do so. A copy of the letter shall be provided to the COUNTY. The CONTRACTOR shall supply the Project Manager any such letter before the equipment is placed there. The CONTRACTOR shall obtain from landowner any environmental permits as applicable and supply a copy thereof to the COUNTY.

The CONTRACTOR shall, absent written permission from a private property owner, confine all storage of materials, equipment, and the operations of workers to the project site and land and areas identified in and permitted by the contract documents. The CONTRACTOR shall assume full responsibility for any damage to any such land or area or to the owner or occupant thereof, or any land or areas contiguous thereto, resulting from the performance of the work. At the completion of the work, the CONTRACTOR shall remove all debris, rubbish and waste materials from and about the project site, as well as all tools, appliances, equipment, machinery, and surface materials and shall leave the project site clean. All service and supply operations shall be conducted outside the clear zone unless the contractor has proper authorization and traffic control. No supply vehicles shall enter the median for any purpose. No service vehicles shall enter the median except when necessary to repair or remove inoperable equipment.

**7.18** Risk of Loss. The CONTRACTOR assumes the risk of loss of damage to the COUNTY's property during possession of such property by the CONTRACTOR, and until delivery to and acceptance of that property to the COUNTY. The CONTRACTOR shall immediately repair, replace or make good on the loss or damage without cost to the COUNTY, whether the loss or damage results from acts or omissions, negligent or otherwise, of the CONTRACTOR or a third party.

**7.19** Accident Notification. If in the course of completing work as part of this Agreement there is any accident, including accidents which involve the public, the CONTRACTOR shall as soon as possible inform the COUNTY of the incident by telephone. The CONTRACTOR shall follow up in writing within two (2) business days of the incident. If law enforcement was involved and has written a report, the CONTRACTOR shall forward a copy of the report to the COUNTY.

**7.20** Licenses and Permits. CONTRACTOR will be solely responsible for obtaining all necessary approvals and permits to complete the service, unless specifically agreed otherwise in the Scope of Services. The CONTRACTOR shall remain appropriately licensed throughout the course of the Service. If the CONTRACTOR employs the services of a subcontractor, the CONTRACTOR shall ensure that any subcontractor is appropriately licensed throughout the course of the Service. Failure to maintain all required licenses will entitle the COUNTY, at its option, to terminate this Agreement. Damages, penalties, or fines

imposed on the COUNTY or CONTRACTOR for failure to obtain required licenses, permits, inspections, or other fees, or inspections, will be borne by the CONTRACTOR.

**7.21** Drawings/Plans. If at any time the CONTRACTOR is supplied by the COUNTY or produces building drawings/documentation for construction or any other purpose, the CONTRACTOR shall not share, distribute, display, or in any other way transmit a copy of these plans without the consent of the COUNTY. If there is a need to allow another individual to view the plans, a written request (email is allowed) shall be submitted to the COUNTY's Project Manager. A written response (email is allowed) from the COUNTY must be obtained before the plans can be released for viewing.

**7.22** Assignment of Agreement. This Agreement may not be assigned except with the written consent of the COUNTY. No such consent will be construed as making the COUNTY a party to the assignment or subjecting the COUNTY to liability of any kind to any assignee. No assignment will under any circumstances relieve the CONTRACTOR of liability and obligations under this Agreement and all transactions with the COUNTY must be through the CONTRACTOR. Additionally, unless otherwise stipulated in this Agreement, the CONTRACTOR shall notify and obtain prior written consent from the COUNTY prior to being acquired or subject to a hostile takeover. Any acquisition or hostile takeover without the prior consent of the COUNTY may result in termination of this Agreement for default.

#### **Article 8. Miscellaneous Provisions**

**8.1** This Agreement is made under, and in all respects will be interpreted, construed, and governed by and in accordance with, the laws of the State of Florida. Venue for any legal action resulting from this Agreement will lie solely in Lake County, Florida. The CONTRACTOR hereby waives its right to a jury trial for any action arising from the Agreement.

**8.2** The captions utilized in this Agreement are for the purposes of identification only and do not control or affect the meaning or construction of any of the provisions of this Agreement.

**8.3** This Agreement will be binding upon and will inure to the benefit of each of the parties and of their respective successors and permitted assigns.

**8.4** This Agreement may not be amended, released, discharged, rescinded or abandoned, except by a written instrument duly executed by each of the parties.

**8.5** The failure of any party at any time to enforce any of the provisions of this Agreement will in no way constitute or be construed as a waiver of such provision or of any other provision of this Agreement, nor in any way affect the validity of, or the right to enforce, each and every provision of this Agreement.

**8.6** During the term of this Agreement the CONTRACTOR assures the COUNTY that it is in compliance with Title VII of the 1964 Civil Rights Act, as amended, and the Florida Civil Rights Act of 1992, in that the CONTRACTOR does not on the grounds of race, color, national origin, religion, sex, age, disability or marital status, discriminate in any form or manner against the CONTRACTOR's employees or applicants for employment. The CONTRACTOR understands and agrees that this Agreement is conditioned upon the veracity of this statement of assurance.

**8.7** The CONTRACTOR must at all times comply with all Federal, State and local laws, rules and regulations.

**8.8** The employees of the CONTRACTOR will be considered at all times its employees and not an employee or agent of the COUNTY. The CONTRACTOR will provide employees capable of performing the work as required. The COUNTY may require the CONTRACTOR to remove any employee it deems unacceptable.

**8.9** Any individual, corporation, or other entity that attempts to meet its contractual obligations with the COUNTY through fraud, misrepresentation or material misstatement, may be debarred for up to five (5) years. The COUNTY as a further sanction may terminate or cancel any other contracts with such individual, corporation, or entity. Such individual or entity will be responsible for all direct or indirect costs associated with termination or cancellation, including attorney's fees.

**8.10** Certification Regarding Scrutinized Companies: The CONTRACTOR hereby certifies that, pursuant to Section 287.135, Florida Statutes, it is not listed on the Scrutinized Companies that Boycott Israel and is not participating in a boycott of Israel. The CONTRACTOR understands that pursuant to Section 287.135, Florida Statutes, the submission of a false certification may subject it to civil penalties, attorneys' fees, and costs. The CONTRACTOR further understands that any contract with the COUNTY for goods or services may be terminated at the option of the COUNTY if the CONTRACTOR is found to have submitted a false certification or has been listed on the Scrutinized Companies that Boycott Israel list or is participating in a boycott of Israel.

**8.11** Other Departments. Although this Agreement is specific to a Department of the COUNTY, it is agreed and understood that any department of the COUNTY may avail itself of this Agreement and purchase any and all items specified in this Agreement at the contract prices established in this Agreement. A contract modification will be issued by the COUNTY identifying the requirements of the additional COUNTY departments.

**8.12** Prime Contractor. The CONTRACTOR will be the prime contractor for all required items and services and will assume full responsibility for the procurement and maintenance of such items and services. The CONTRACTOR will be considered the sole point of contact with regards to all stipulations, including payment of all charges and meeting all requirements of this Agreement. All subcontractors will be subject to advance review by the COUNTY in terms of competency and security concerns. No change in subcontractors may be made without consent of the COUNTY. The CONTRACTOR will be responsible for all insurance, permits, licenses, and related matters for any and all subcontractors. Even if the subcontractor is self-insured, the COUNTY may require the CONTRACTOR to provide any insurance certificates required by the work to be performed.

**8.13** State Registration Requirements. The CONTRACTOR shall either be registered or have applied for registration with the Florida Department of State in accordance with the provisions of Florida law, unless exempt from registration.

**8.14** Grant Funding. In the event that any part of this Agreement is to be funded with federal, state, or other local agency monies, the CONTRACTOR hereby agrees to comply with all requirements of the funding entity applicable to the use of the monies, including full application of requirements involving the use of minority-owned business enterprises, women-owned business enterprises, and labor surplus area

**AGREEMENT BETWEEN LAKE COUNTY, FLORIDA AND CLIFTON TOWER SERVICE, INC. FOR CONSTRUCTION OF FIRE STATION NUMBER 14 COMMUNICATION TOWER; ITB #23-421A**

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firms. Contractors are advised that payments under this Agreement may be withheld pending completion and submission of all required forms and documents required of the CONTRACTOR pursuant to grant funding requirements.

**8.15** Continuation of Work. Any work that commences prior to, and will extend beyond the expiration date of this Agreement must, unless terminated by mutual agreement between COUNTY and CONTRACTOR, continue until completion without change to the then current prices, terms, and conditions.

**8.16** Sovereign Immunity. COUNTY expressly retains all rights, benefits, and immunities of sovereign immunity in accordance with Section 768.28, Florida Statutes. Nothing will be deemed as a waiver of immunity or the limitations of liability of COUNTY beyond any statutory limited waiver of immunity or limits of liability. Nothing will inure to the benefit of any third party for the purpose of allowing any claim against COUNTY, which would otherwise be barred under the law.

**8.17** Severability. The invalidity or unenforceability of any particular provision of this Agreement will not affect the other provisions of this Agreement, and this Agreement must be construed in all respects as if such invalid or unenforceable provisions were omitted.

**8.18** Notices. Wherever provision is made in this Agreement for the giving, service, or delivery of any notice, statement or other instrument, such notice must be in writing and will be deemed to have been duly given, served, and delivered, if delivered by hand or mailed by United States registered or certified mail, addressed as follows:

If to CONTRACTOR:

Gerald K. Ingram, President  
Clifton Tower Service  
P.O. Box 1118  
Altoona, FL 32702

If to COUNTY:

Lake County Manager  
Lake County Administration Building  
315 West Main Street  
P.O. Box 7800  
Tavares, FL 32778

With a copies to:

County Attorney  
Lake County Administration Building  
315 West Main Street, Ste. 335  
P.O. Box 7800  
Tavares, FL 32778

Office of Public Safety Support  
Attn: Gregory Holcomb, Director  
20415 Independence Boulevard  
Groveland, FL 34736

Each party may change its mailing address by giving to the other party, by hand delivery, United States registered or certified mail, notice of election to change such address.

**Article 9. Scope of Agreement**

**9.1** This Agreement is intended by the parties to be the final expression of their Agreement, and it constitutes the full and entire understanding between the parties with respect to the subject of this Agreement, notwithstanding any representations, statements, or agreements to the contrary previously made. Any items not covered under this contract will need to be added via written addendum, and pricing negotiated based on final specifications.

**9.2** This Agreement includes the following exhibits, all of which are incorporated in this Agreement:

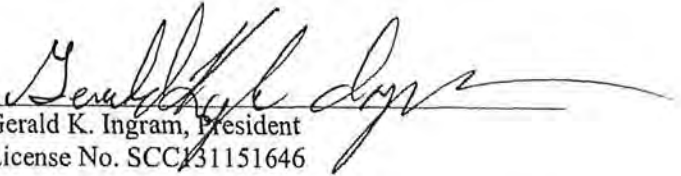
- Exhibit A..... Scope of Services, Addenda, and Submittal Form
- Exhibit B..... Pricing Sheet
- Exhibit C..... Payment and Performance Bonds
- Exhibit D..... Contractor's Final Payment Affidavit
- Exhibit E..... Microwave Path Licenses
- Exhibit F ..... Plans, Drawings, and Specifications [CONFIDENTIAL]

AGREEMENT BETWEEN LAKE COUNTY, FLORIDA AND CLIFTON TOWER SERVICE, INC. FOR CONSTRUCTION OF  
FIRE STATION NUMBER 14 COMMUNICATION TOWER; ITB #23-421A

**IN WITNESS WHEREOF**, the parties have made and executed this Agreement on the respective dates under each signature: the COUNTY through its Board of County Commissioners, signing by and through its Chairman; and by the CONTRACTOR through its duly authorized representative.

**CONTRACTOR**

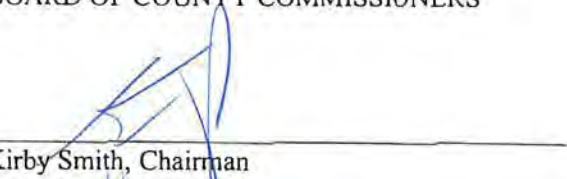
CLIFTON TOWER SERVICE, INC.

  
Gerald K. Ingram, President  
License No. SCC131151646

This 9<sup>th</sup> day of May, 2023.

**COUNTY**

LAKE COUNTY, FLORIDA, through its  
BOARD OF COUNTY COMMISSIONERS

  
Kirby Smith, Chairman

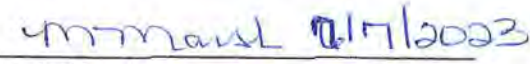
This 7<sup>th</sup> day of July, 2023.

ATTEST:

  
Gary Cooney, Clerk  
Board of County Commissioners  
of Lake County, Florida



Approved as to form and legality:

  
Melanie Marsh  
County Attorney

**EXHIBIT A**

**EXHIBIT A – SCOPE OF WORK  
FIRE STATION 14 COMMUNICATION TOWER**

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**1. CONTRACTOR RESPONSIBILITIES**

Contractor shall:

- 1.1. Be licensed and fully competent in all aspects of the construction of a new 300-foot self-supporting County-owned tower site at Fire Station 14 in a safe manner.
- 1.2. Assume total responsibility for the delivery, installation, acceptance, of goods and services as stated in Exhibit A and all associated documents.
- 1.3. Employ only skilled, qualified workers.
- 1.4. Be responsible for verifying the completeness and suitability of all work or equipment proposed for this project. The Contractor shall provide any additional equipment required in order to meet these specifications, without claim for additional payment.
- 1.5. Be responsible for any loss or damage to property caused by actions of the Contractor or Contractors personnel.
- 1.6. Designate a single Project Manager to supervise and coordinate the Contractor's work. The Project Manager shall direct the Contractor's personnel and subcontractors in the project and assist in resolving project problems.
- 1.7. Be responsible for verifying the completeness and suitability of all work or equipment proposed for this project. The Contractor shall provide any additional equipment or labor required in order to meet these specifications, without claim for additional payment.
- 1.8. Provide 100% turnkey project that includes the design and construction of a new 300-foot self-supporting County-owned tower site at Fire Station 14, with platform, cable support, transportation and relocation and dismantling of the existing Umatilla tower site building, generator, and propane tank to the new construction location.
- 1.9. The new communication tower shall be designed and installed in accordance with applicable current codes, ordinances, and regulations imposed by authorities having jurisdiction; these current standards; and the manufacturer's design and installation current revision standards.
- 1.10. Includes the driveway, fencing, grounding, electrical utility, communications utility, Station 14 conduit connectivity extended from building during original construction, and landscaping.
- 1.11. Includes the design, engineering, supply all materials, deliver, construct, erect, mount, test, and warranty the new tower and install equipment required by the technical specifications.
- 1.12. Includes geotechnical investigations at the site involving earthwork. Geotechnical investigations and reporting shall be performed in accordance with ASTM D 420. Geotechnical reports shall be prepared and sealed by a professional engineer licensed with the State of Florida.
- 1.13. Include the installation of all systems and equipment as required by these specifications and consistent with current tower designs and construction.
- 1.14. Include all required labor, material, equipment, plans, engineering, surveys, permitting, zoning, and local and state inspections.
- 1.15. Include costs for general housekeeping and work area clean up.

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**EXHIBIT A – SCOPE OF WORK  
FIRE STATION 14 COMMUNICATION TOWER**

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- 1.16. Include travel time.
- 1.17. Tower lighting to be provided by others through existing County contract with LumenServe.
- 1.18. Change orders shall not be issued for incidental items or tasks that should have been reasonably construed to be part of the project by the Contractor.
- 1.19. Perform National Historical Preservation Act (NHPA), National Environmental Policy Act (NEPA), and State Historic Preservation Office (SHPO) where required.
- 1.20. Contractor shall pay all fees and costs associated with obtaining all construction approvals, permits, and licenses.
- 1.21. Be responsible for inspections, penalties, fees, or fines for projects.
- 1.22. Notify Lake County Project Manager of any excavation at the site fifteen (15) days prior to completion of the excavation. Lake County reserves the right to inspect excavation, rocks, socket, and reinforcement placement.
- 1.23. Be responsible for any damages caused as the result of completing projects.
- 1.24. Furnish all tools and equipment necessary to complete projects timely.

**2. SCOPE OF WORK**

Contractor's scope of work related to site development is limited to the following:

**PHASE I – CONSTRUCTION AND SITE PREPARATION**

**2.1. Site Engineering**

- 2.1.1. Prepare site construction drawings, showing the layout of various new and existing site components.
- 2.1.2. Prepare site construction drawings, showing the layout of various new and existing site components.
- 2.1.3. Conduct site walks to collect pertinent information from the sites (e.g., location of telco, power, existing facilities, etc.).
- 2.1.4. Prepare a lease exhibit sketch of the site to communicate to the property owner the proposed lease space and planned development at the particular site location.
- 2.1.5. Prepare record drawings of the site showing the as-built information.
- 2.1.6. Perform a boundary and topographic survey for the property on which the communication site is located or will be located.
- 2.1.7. Perform NEPA Threshold Screening including limited literature and records search and brief reporting, as necessary to identify sensitive natural and cultural features referenced in 47 CFR Chapter 1, subsection 1.1307 that may be potentially impacted by the proposed construction activity. This does not include the additional field investigations to document site conditions if it is determined that the proposed communication facility "may have a significant environmental impact" and thus require additional documentation, submittals, or work.
- 2.1.8. Provide a structural engineering analysis for antenna support structure, if necessary, to support the proposed antenna system. The structural analysis includes

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**EXHIBIT A – SCOPE OF WORK**

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**FIRE STATION 14 COMMUNICATION TOWER**

mapping, structural measurement survey, materials testing, geotechnical investigation, and/or other field investigation to acquire the data.

2.1.9. Provide tower climbing and tower mapping services for towers up to 350 feet to collect information about structural members and existing equipment.

2.1.10. Research permit requirements (building, utility, and construction) for the construction of the proposed site and determine if the permits are required. If a permit is required, Contractor shall obtain the necessary permit forms and complete the necessary information on behalf of the customer.

2.1.11. Submit the completed application forms, to the local jurisdiction and apply for applicable permits.

**2.2. Site Preparation**

2.2.1. Obtain the permits such as electrical, building and construction permits, and any inspections that may need to be coordinated with the local authorities to complete site development work.

2.2.2. Provide all mobilization costs for the construction crews and equipment.

2.2.3. Grading of site compound to provide a level, solid, undisturbed surface for installation of site components.

2.2.4. Supply and install gravel surfacing to a depth of six (6) inches, underlain with geotextile fabric within the fenced-in site compound area.

2.2.5. Construct any necessary swales around the compound to control soil erosion.

2.2.6. Provide silt fence around the compound to control soil erosion.

2.2.7. Supply and install 8-foot-high chain link fencing with a 10-foot-wide gate around the shelter compound.

2.2.8. Site touchup (fertilize, seed and straw) disturbed areas not covered with gravel after completion of construction work. Landscaping, decorative fencing or any other aesthetic improvement required by local jurisdictions.

**2.3. Site Components Installation**

2.3.1. Construct one (1) reinforced concrete foundation necessary for 12' x 16' shelter on TIA/EIA-222 normal soil conditions.

2.3.2. Construct one (1) concrete slab for 500-gallon aboveground LP fuel tank at 3,000 psi with reinforcing steel necessary for foundations on TIA/EIA- 222 normal soil conditions.

2.3.3. Construct one (1) foundation for the existing 50KW generator with reinforcing steel necessary for foundations on TIA/EIA-222 normal soil conditions.

2.3.4. Coordinate the installation of utilities services to the site – electrical and communications.

2.3.5. Connection to existing Fire Station 14 conduits

2.3.6. Supply and install grounding system around the shelter tied to the fence and other new metal structures within compound to meet Motorola's R-56 standards.

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**EXHIBIT A – SCOPE OF WORK**

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**FIRE STATION 14 COMMUNICATION TOWER**

- 2.3.7. Conduct one (1) three-point ground resistance test of the site.
- 2.3.8. Supply and install one freestanding 24-inch-wide cable/ice bridge from tower to the shelter.

**2.4. Antenna and Transmission Line Installation**

- 2.4.1. Install three (3) antennas for the RF system.
- 2.4.2. Install one (1) GPS antenna.
- 2.4.3. Install one (1) tower top amplifier. (Provided by County)
- 2.4.4. Install necessary linear feet of 3/8-inch transmission line.
- 2.4.5. Install necessary linear feet of 7/8-inch transmission line.
- 2.4.6. Install necessary linear feet of 1-1/4-inch transmission line.
- 2.4.7. Perform sweep tests on all transmission lines.
- 2.4.8. Supply and install waveguide bridge and grounding system at the bottom of antenna support structure for grounding RF cables before they make horizontal transition.

Should site location or Exhibit A change as agreed between the parties via change order, Contractor shall review the changes and adjust pricing as needed.

**2.5. Landscaping**

The visual impact of a communications tower shall be mitigated for nearby viewers through landscaping at the base of the Communications Tower and ancillary structures. Landscaping shall be installed on the outside of fences or walls except on agricultural zoned lands as follows:

- 2.5.1. Type A Buffer (Section 9.01.06.B, Table 2) shall be used: the existing vegetation shall be preserved to the maximum extent practicable and may be used as a substitute of or in supplement toward meeting the Type A Buffer requirements.
- 2.5.2. Landscape Buffers. The table below provides the required buffer and specific requirements.

Buffer Area Type	Width Options  (All options available unless restricted)	Landscape Requirements  (per 100 linear feet)
A	20 Feet	<ul style="list-style-type: none"> <li>• Two (2) canopy trees;</li> <li>• One (1) ornamental tree (optional); and</li> <li>• One (1) single row of shrubs.</li> </ul>
	15 Feet	<ul style="list-style-type: none"> <li>• Three (3) canopy trees;</li> <li>• Two (2) ornamental trees; and</li> <li>• One (1) single row of shrubs.</li> </ul>
	10 Feet	<ul style="list-style-type: none"> <li>• Two (2) canopy trees;</li> <li>• One (1) ornamental tree; and</li> </ul>

**EXHIBIT A – SCOPE OF WORK**

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**FIRE STATION 14 COMMUNICATION TOWER**

	5 feet	• One (1) single row of shrubs.
	Residential Zoning to Residential Zoning only	• Six-foot solid wall.

**2.6. Responsibility of the County**

Contractor's scope and pricing for this site is based on the understanding that the tasks listed below will be performed by the County.

- 2.6.1. Assign a Project Manager for daily coordination.
- 2.6.2. Provide Radiofrequency (RF) electromagnetic energy (EME) license plans for the site to comply with FCC requirements, prior to starting tower work.
- 2.6.3. Secure site lease/ownership, zoning, permits, easements, power, and telco connections.
- 2.6.4. Any upgrade of the antenna support structure necessary to accommodate new antennas.
- 2.6.5. Review and approve site designs within seven (7) calendar days of submission by Contractor.
- 2.6.6. Assist Contractor with permitting for sites, as owner/lessee.
- 2.6.7. Provide property deed, boundary survey and lease information along with existing as-built drawings for existing tower sites to Contractor's architectural engineer for conducting site engineering.

**2.7. Tower**

- 2.7.1. New tower design shall be similar to existing Fire Station 112 tower site allowing for the same loading and colocation capabilities and installed according to TIA-222 and codes, ordinances and regulations of authorities having jurisdiction. Where these standards contain conflicting requirements, the more stringent requirements shall apply.
- 2.7.2. Building, Generator, Propane tank for FS 14 to be relocated from and match existing Umatilla site design.
- 2.7.3. Tower Classification – Tower for the use of public safety or critical infrastructure industry communications system shall meet the requirements of Class III structures as defined in TIA-222.
- 2.7.4. Loads – The tower design and loading shall be in accordance with TIA-222 so that the design strength exceeds the loading of the tower, antennas, and appurtenances (antenna support hardware, waveguides and transmission lines, grounding kits, tower lighting systems, tower climbing systems, etc.), ice, wind, and seismic loads. As practical, transmission lines shall be evenly distributed on tower faces to distribute loads.
- 2.7.5. All proposed current and future loads, including antennas and appurtenances being located from existing structure, shall be carefully verified before tower analysis is

**EXHIBIT A – SCOPE OF WORK**

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**FIRE STATION 14 COMMUNICATION TOWER**

performed. The following information for each proposed antenna shall be provided to the structural engineer:

2.7.5.1. Manufacturer, model, size, weight, and effective projected area of the antennas, antenna support hardware, and transmission lines or waveguides.

2.7.5.2. Antenna mounting height

2.7.5.3. Tower leg or face on which the antenna will be mounted

2.7.5.4. Routing of transmission lines or waveguide

2.7.6. Tower shall be designed for the future installation of 2 additional carriers designed with up to 125% of proposed load or consistent with Fire Station 112 Tower design, whichever is greater.

**2.8. Tower Erection**

2.8.1. All work associated with the construction of towers shall be inspected and approved by a professional engineer. The erection of towers shall be in accordance with TIA-222. The tower shall be grounded continuously during erection.

2.8.2. Tower Climbing Facilities – A climbing ladder or other climbing facility shall be provided for each new tower in accordance with TIA-222.

2.8.3. Obstruction Marking and Lighting – All work to be performed by others.

2.8.4. The FAA shall be notified of proposed or actual construction or alteration by completing FAA Forms 7460-1 and 7460-2 and providing supporting data by Obstruction and Lighting contractor.

**2.9. Existing Utilities**

Location of all existing utilities shall be verified before site work begins. Existing utilities must be protected during site work.

**3. PHASE II – RELOCATION OF EXISTING UMATILLA SITE**

3.1. The intent of this phase is to complete site preparation to provide for a maximum of a three (3) day relocation and re-establishment of services and includes the relocation of the existing Umatilla tower site building, generator, and propane tank.

3.1.1. Disconnect utilities

3.1.2. Relocation/transport from existing Umatilla site for Placement/installation at Fire Station 14

3.1.2.1. Remove and install (1) existing prefabricated concrete shelter 12'x16'.

3.1.2.2. Remove and install existing (1) 500-gallon LP fuel tank. Fuel and connection to generator will be provided by County under a separate contract.

3.1.3. Ground

3.1.4. Establish electrical services

3.1.5. Complete testing of electrical and generator

3.1.6. Align Microwave

3.1.7. Complete site testing with Motorola

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**EXHIBIT A – SCOPE OF WORK**

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**FIRE STATION 14 COMMUNICATION TOWER**

- 3.1.8. Complete inspections and Certificate of Occupancy (CO) for permits
- 3.2. Umatilla Site - SBA, Inc., non-County leased site.
  - 3.2.1. All County lines, equipment, and connectivity at the Umatilla site are to be removed and/or relocated. Site will change from the current leased guyed wire tower the new self-supporting tower. The relocation and equipment clearing will be for County owned equipment only. Tower, fencing, and other equipment will remain and should be returned to operational status minus the Lake County equipment.
  - 3.2.2. Removal of all County ancillary components at Umatilla site
  - 3.2.3. Repair/replace any easement/ground disturbances and fencing
    - 3.2.3.1. Any access ruts or damage will require repair and coordination with easement/property owners.
- 4. **MOTOROLA COORDINATION**
  - 4.1. To be accomplished separately (by others) coordinated with tower crews
    - 4.1.1. Turn Down existing Umatilla site
    - 4.1.2. Line Testing
    - 4.1.3. Microwave alignment
    - 4.1.4. Turn Up new Station 14
- 5. **OTHER INFORMATION**
  - 5.1. Provided by Others
    - 5.1.1. Frequency coordination to be accomplished separately
      - 5.1.1.1. 700/800 – APCO/Region 9 Coordination and licensing
      - 5.1.1.2. Microwave - Accomplished by Motorola/MNI under separate contract
- 6. **INSPECTION**

County will conduct multiple inspections during construction and a final inspection. Deficiencies identified by inspections will be recorded as a punch-list item. These items are to be corrected within 30 days.
- 7. ~~ADDITIONAL SERVICES – TOWER INSPECTIONS, TROUBLESHOOTING, AND REPAIR~~

Not Applicable

  - ~~7.1. Guyed Tower Inspection~~
    - ~~7.1.1. Check guy wire tension and plumb of tower. Correct if minor.~~
    - ~~7.1.2. Inspect tower for corrosion – clean minor surface rust and spray galvanize.~~
    - ~~7.1.3. Inspect antenna and brackets – tighten and plumb as necessary.~~
    - ~~7.1.4. Inspect anchors.~~
    - ~~7.1.5. Inspect groundings.~~
    - ~~7.1.6. Secure any loose items on the tower and report findings.~~
  - ~~7.2. Not Guyed Tower Inspection~~

**EXHIBIT A – SCOPE OF WORK  
FIRE STATION 14 COMMUNICATION TOWER**

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~~7.2.1. Visual inspection from the ground prior to climbing.~~

~~7.2.2. Inspect tower for corrosion—clean minor surface rust and spray galvanize.~~

~~7.2.3. Inspect antenna and brackets—tighten and plumb as necessary.~~

~~7.2.4. Inspect anchors.~~

~~7.2.5. Inspect groundings.~~

~~7.2.6. Secure any loose items on the tower and report findings.~~

~~7.3. Hourly Rate for troubleshooting, repairs, and maintenance, and or modifications to the tower(s)  
or tower site(s).~~

**8. DELIVERY REQUIREMENTS AND ACCEPTANCE**

8.1. The Contractor shall submit a PDF file of all tower as-built documentation to Lake County for review and approval.

8.2. Tower construction as-built drawings including, but not limited to, the following:

8.2.1. Site layout drawings

8.2.2. Foundation details for the tower

8.2.3. Tower design detail drawings including light controller wiring. Lighting systems to be provided by others.

8.3. The County shall not assume full financial responsibility until the project is complete and accepted by the County. Under no circumstances shall any warranty begin until final acceptance of the project by Lake County.

**9. WARRANTY REQUIREMENTS**

9.1. Contractor shall warrant five (5) years for the new tower, including its foundation and grounding system.

9.2. Contractor shall repair, replace, or otherwise correct defective tower, foundation, or grounding system during the warranty period at no cost to Lake County.

9.3. Contractor will be the main point of contact for repairs, additions, and modification during the warranty period and considered for on-going maintenance.

*[The remainder of this page intentionally left blank]*

ADDENDUM NO. 1

23-421



Office of Procurement Services  
P.O. Box 7800 • 315 W. Main St., Suite 416 • Tavares, FL 32778

**SOLICITATION:** Fire Station 14 Communication Tower

01/17/2022

Vendors are responsible for the receipt and acknowledgement of all addenda to a solicitation. Confirm acknowledgement by including an electronically completed copy of this addendum with submittal. Failure to acknowledge each addendum may prevent the submittal from being considered for award.

THIS ADDENDUM DOES NOT CHANGE THE DATE FOR RECEIPT OF PROPOSALS.

**QUESTIONS/RESPONSES**

- Q1. In Section 1.14 of Exhibit A, it states "Include all required labor, material, equipment, plans, engineering, surveys, zoning, and local and state inspections". As for zoning, is this site already zoned for construction, or would that be the responsibility of the Contractor? If contractor's responsibility, can you provide what that would entail?
- R1. Zoning for the tower was approved with the construction of Fire Station 14 and included in the approved site plans.
- Q2. In 2.7.1 it states "New tower design shall be similar to existing Fire Station 112 tower site allowing the same loading and colocation capabilities and installed according to the TIA-222 and codes, ordinances, and regulations of authorities having jurisdiction. Where these standards contain conflicting requirements, the more stringent shall apply". Can you provide the tower design for Fire Station 112?
- R2. To be securely provided at all vendors that attend the mandatory pre-bid meetings.
- Q3. What is the desired loading of the new tower?
- a. For each antenna or MW dish we need the elevation, make and model number. For the MW dishes we also need the azimuth.
- b. For each Cell Phone Carriers, we need either the same information or the loading from FS 112.
- R3. See R2 above. Cell attachment information will be comparable to Fire Station 112 and will be provided. Microwave Dish information has been received with the licensing data and has been provided in Exhibit J.
- Q4. May we know the budget?
- R4. Funds have been allocated based on outdated budgetary information. It is anticipated that the costs have risen due to the current economic situation and supply chain. We do not want to build to a budget figure, but rather to a design. Price accordingly.
- Q5. Is there a target schedule, or do we set the schedule ourselves in the timeline portion of the pricing

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**ADDENDUM NO. 1**

**23-421**

sheet?

- R5. We require a schedule to be provided which will be part of our consideration for selection. The only timeline that exists currently is Phase Two which will need to occur within one year of notice to the current lease provider for relocation and vacation to the existing leased site. Notice will not be provided until Phase One of the tower build is completed.
- Q6. Is a bid bond required? If so, is there a County form to use?
- R6. See bid documents.
- Q7. Are drilled pier foundations acceptable?
- R7. Yes, as long as they meet the loading and requirements.
- Q8. Has the FAA determination of no hazard been received? If so, may we have a copy? If not, does the County know a 300' tower at this location would be approved by the FAA?
- R8. Lake County will provide the determination. This site is close to the Pinecastle Bombing Range and requires a DoD authorization which was granted previously but will need to be renewed as well. The County will handle these approvals.
- Q9. Who is responsible for the Builder's Risk Insurance?
- R9. The Contractor is responsible for the Builder's Risk Policy. The limit will be for the completed project budgeted amount from a property damage standpoint.
- Q10. Who is responsible for the construction testing of concrete and earthwork?
- R10. Selected Vendor/Contractor will be responsible.
- Q11. Who supplies the lines, MW dishes and antennas?
- R11. The County will provide.
- Q12. What are the titles of Exhibits F, G, and H? If these exhibits answer the loading questions above, we request additional time to price the work.
- R12. These Exhibits will be the Existing Site, New Site, and Fire Station 112 Tower Analysis. These should answer the loading questions. If additional time is required, a specific request needs to be requested with number of days. See Exhibit K.
- Q13. RF Antennas – can you please provide an epa callout or an antenna spec? Also need height of antenna on tower?
- R13. These will be the same as the existing Umatilla Tower.
- Q14. GPS Antenna – Can you please provide an epa callout or an antenna spec? Also need height of antenna on tower?
- R14. These will be the same as the existing Umatilla Tower.
- Q15. 1 – tower top amplifier – Can you please provide an epa callout or an antenna spec? Also need height of antenna on tower?
- R15. These will be the same as the existing Umatilla Tower.

**ADDENDUM NO. 1**

**23-421**

- Q16. 3/8, 7/8, 1-1/4 lines – What are the proposed heights that these lines will be routed to?  
R16. 3/8 and 7/8 and 1-1/4 will be at the top of the tower - 300’.
- Q17. (2) Carriers – we would assume 30,000 sq” unless told otherwise? Do you know the heights of the Carriers? Or have an estimated height we can base our estimate on for now?  
R17. Carriers will be between 160’ and 200’. None are currently engaged for co-location.
- Q18. Spec calls out for “125% of proposed load or consistent with Fire Station 112 Tower design, whichever is greater”. Can you please provide the Fire Station 112 Tower design?  
R18. To be securely provided at all vendors that attend the mandatory pre-bid meetings.
- Q19. Can you please provide the geotechnical for Fire Station 14?  
R19. See Exhibit L.
- Q20. Who is responsible for removing the concrete slab at the Umatilla site (SBA)?  
R20. The concrete slabs are not required to be removed as part of this bid. If this changes, it will be accomplished in addition.
- Q21. If clearing and grubbing is deemed necessary for better access to the site, who would be responsible for this? Should an alternate be made to include clearing and grubbing provided by the Contractor?  
R21. It is requested that each contractor provide what is necessary for them to accomplish. If clearing and grubbing is deemed necessary, include as part of your pricing and scope.

---

**ACKNOWLEDGEMENT**

Firm Name: [Clifton Tower Service, Inc](#)

I hereby certify that my electronic signature has the same legal effect as if made under oath; that I am an authorized representative of this vendor and/or empowered to execute this submittal on behalf of the vendor.

Signature of Legal Representative Submitting this Bid: [Gerald Kyle Ingram](#)

Date: [2/14/2023](#) Click or tap to enter a date

Print Name: [Gerald Kyle Ingram](#)

Title: [President](#)

Primary E-mail Address: [kyle@cliftonstower.com](mailto:kyle@cliftonstower.com)

Secondary E-mail Address: [samantha@cliftonstower.com](mailto:samantha@cliftonstower.com)

ADDENDUM NO. 2

23-421



**SOLICITATION:** Fire Station 14 Communication Tower

01/24/2023

Vendors are responsible for the receipt and acknowledgement of all addenda to a solicitation. Confirm acknowledgement by including an electronically completed copy of this addendum with submittal. Failure to acknowledge each addendum may prevent the submittal from being considered for award.

**CHANGES TO CURRENT BID DOCUMENT:**

THIS ADDENDA CHANGES THE LAST DAY TO ASK QUESTIONS FROM 01/20/2023 TO 02/03/2023 AND CHANGES THE CLOSING DATE FROM 01/31/2023 TO 02/14/2023.

**QUESTIONS/RESPONSES**

- Q22. Will the County consider any modifications of the General Terms and Conditions?
- R22. No, modifications to the General Terms and Conditions will not be accepted.
- Q23. Will the County provide the proper antenna loading details for the new tower?
- R23. Provided in Addendum 1 using the same antennas on the Existing Umatilla site, Antenna loading at the top. Microwave dishes and height was provided in the License provided.
- Q24. Can the County provide the dimensions of the compound for the new site?
- R24. See site plan provided for Station 14.
- Q25. Please clarify the response to Addenda 1's R11. Is the County providing all new antennas, coax, connectors and hardware for the new tower? If not, what is the responsibility for the bidders, and is there a preferred manufacturer for the products?
- R25. Yes, County is providing as stated.
- Q26. Is the Motorola portion of work described in the relocation of the equipment considered to be in the 3 day work completion time frame?
- R26. Motorola will be coordinated independently and was provided as information only. Motorola will need to be engaged in the Umatilla dismantling and new Station 14 installation and equipment turn-up. We gauged at a minimum one day turn down, one day relocate, and one day for turn-up. If more time is necessary, the County will coordinate. Our goal would be to move as quickly as possible and feasible.
- Q27. Has a Geotech been performed? If so, please provide a copy of this report.
- R27. Copy provided for Station 14 construction. Any additional requirements would be the

Page 1 of 2

ADDENDUM NO. 2

23-421

responsibility of the Contractor.

Q28. If clearing and grubbing is deemed necessary for better access to the site, who would be responsible for this? Should an alternate be made to include clearing and grubbing provided by Contractor?

R28. The Contractor should consider accomplishing within their quote.

Q29. Page 4 of the Scope of Work, Section 2.7 states that the tower loading will be similar to existing FS 112. It looks like the most recent tower analysis and proposed loading is for a 250' tower, per Exhibit K, pages 3 and 4. Do you want use to use that same loading but move it so that it is consistent with a 300' tower, basically move the loading up 50'? Or if we assume moving it up 50' do you want it at 125%?

R29. Please adjust accordingly for a 300' structure. Cellular should remain at the height identified in the addenda. All others should adjust i.e., top mount antennas remain top mount as designed at the existing Umatilla site. Microwave should be considered per the Microwave licenses provided.

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ACKNOWLEDGEMENT

Firm Name: [Clifton Tower Service, Inc](#)

I hereby certify that my electronic signature has the same legal effect as if made under oath; that I am an authorized representative of this vendor and/or empowered to execute this submittal on behalf of the vendor.

Signature of Legal Representative Submitting this Bid: [Gerald Kyle Ingram](#)

Date: [2/14/2023](#) Click or tap to enter a date.

Print Name: [Gerald Kyle Ingram](#)

Title: [President](#)

Primary E-mail Address: [kyle@cliftonstower.com](mailto:kyle@cliftonstower.com)

Secondary E-mail Address: [samantha@cliftonstower.com](mailto:samantha@cliftonstower.com)

**ATTACHMENT 1 – SUBMITTAL FORM**

23-421

The undersigned hereby declares that: Clifton Tower Service has examined and accepts the specifications, terms, and conditions presented in this Solicitation, satisfies all legal requirements to do business with the County, and to furnish **FIRE STATION 14 COMMUNICATIONS TOWER** for which Submittals were advertised to be received no later than 3:00 P.M. Eastern time on the date stated in the solicitation or as noted in an addenda. Furthermore, the undersigned is duly authorized to execute this document and any contracts or other transactions required by award of this Solicitation.

**1. TERM OF CONTRACT**

The Contract will commence upon the first day of the next calendar month after approval by the authorized authority. The Contract remains in effect until completion of the expressed and implied warranty periods. The County reserves the right to negotiate for additional services/items similar in nature not known at time of solicitation.

**2. INVOICING**

As stated in EXHIBIT D – ADDITIONAL TERMS AND CONDITIONS.

Vendor accepts MasterCard for payment: YES

**3. CERTIFICATION REGARDING LAKE COUNTY TERMS AND CONDITIONS**

I certify that I have reviewed the [General Terms and Conditions for Lake County Florida](#) and accept the Lake County General Terms and Conditions dated 5/6/21 as written including the Proprietary/Confidential Information section. YES

Failure to acknowledge may result in Submittal being deemed non-responsive.

**4. CERTIFICATION REGARDING EXHIBIT D – ADDITIONAL TERMS AND CONDITIONS**

I certify I have reviewed EXHIBIT D – ADDITIONAL TERMS AND CONDITIONS and accept as written.

YES

Failure to acknowledge may result in Submittal being deemed non-responsive.

**5. CERTIFICATION REGARDING FELONY CONVICTION**

Has any officer, director, or an executive performing equivalent duties, of the bidding entity been convicted of a felony during the past ten (10) years? NO

**6. CONFLICT OF INTEREST DISCLOSURE CERTIFICATION**

Except as listed below, no employee, officer, or agent of the firm has any conflicts of interest, real or apparent, due to ownership, other clients, contracts, or interests associated with this project; and, this Submittal is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a proposal for the same services, and is in all respects fair and without collusion or fraud. Kyle Ingram

**7. CERTIFICATION REGARDING BACKGROUND CHECKS**

Under any County Contract that involves Contractor or subcontractor personnel working in proximity to minors, the Vendor hereby confirms that any personnel so employed will have successfully completed an initial, and subsequent annual, Certified Background Check, completed by the Contractor at no additional cost to the County. The County retains the right to request and

Page 1 of 3

ATTACHMENT 1 – SUBMITTAL FORM

23-421

review any associated records with or without cause, and to require replacement of any Contractor employee found in violation of this requirement. Contractor shall indemnify the County in full for any adverse act of any such personnel in this regard. Additional requirements may apply in this regard as included within any specific contract award. YES

8. **DISADVANTAGED BUSINESS ENTERPRISE PROGRAM**

The County does not establish specific goals for minority set-asides however, participation by minority and non-minority qualified firms is strongly encouraged. If the firm is a minority firm or has obtained certification by the State of Florida, Office of Supplier Diversity, (OSD) (CMBE), please indicate the appropriate classification(s) not applicable not applicable and enter OSD Certification Number *Click or tap here to enter text* and enter effective date *Click or tap to enter a date* to date *Click or tap to enter a date*

9. **FEDERAL FUNDING REQUIREMENT**

Not applicable.

10. **RECIPROCAL VENDOR PREFERENCE**

Vendors are advised the County has established, under Lake County Code, Chapter 2, Article VII, Sections 2-221 and 2-222; a process under which a local vendor preference program applied by another county may be applied in a reciprocal manner within Lake County. The following information is needed to support application of the Code:

- A. Primary business location of the responding Vendor: Umatilla, Florida
- B. Does the responding vendor maintain a significant physical location in Lake County at which employees are located and business is regularly transacted: YES If "yes" is checked, provide supporting detail: 19925 CR-450, Umatilla, FL 32784 Main Office

11. **GENERAL VENDOR INFORMATION**

Firm Name: Clifton Tower Service  
Street Address: 19925 CR 450  
City: Umatilla State and ZIP Code: Florida 32784  
Mailing Address (if different): P.O. Box 1118 Altoona, FL 32702  
Telephone: 407-947-9456 Fax: N/A  
Federal Identification Number / TIN: 59-3128811  
DUNS Number: 06-591-6710

12. **SUBMITTAL SIGNATURE**

I hereby certify the information indicated for this Submittal is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an authorized representative of this Vendor and/or empowered to execute this Submittal on behalf of the Vendor. I, individually and on behalf of the Vendor, acknowledge and agree to abide by all terms and conditions contained in this solicitation as well as any attachments, exhibits, or addenda.

Name of Legal Representative Submitting this Proposal: *Gerald K. Ingram*

Date: 02/06/2023

Print Name: Gerald K Ingram

Title: President

Page 2 of 3

**ATTACHMENT 1 – SUBMITTAL FORM**

**23-421**

Primary E-mail Address: kyle@cliftonstower.com

Secondary E-mail Address: samantha@cliftonstower.com

The individual signing this Submittal affirms that the facts stated herein are true and that the response to this Solicitation has been submitted on behalf of the aforementioned Vendor.

*[The remainder of this page is intentionally blank]*

AGREEMENT BETWEEN LAKE COUNTY, FLORIDA AND CLIFTON TOWER SERVICE, INC. FOR CONSTRUCTION OF  
FIRE STATION NUMBER 14 COMMUNICATION TOWER; ITB#23-421A

EXHIBIT B

Attachment 2 - Pricing Sheet

ITB 23-421

Fire Station 14  
Communications Tower

*Clifton Tower Service*

The Contractor will furnish all labor, materials, tools, transportation, permitting, and equipment necessary to provide services to County. Services will be performed in accordance with the specifications listed and implied.

Lake County is exempt from all taxes (Federal, State, Local). A Tax Exemption Certificate will be furnished upon request for any direct purchasing. Contractor will be responsible for payment of taxes on all materials purchased by the Contractor for incorporation into the project.

Lake County will not accept nor authorize payment for travel time or expenses of service personnel to any of Lake County's facility locations. The hourly rate must commence on the job site. Billable time will be for service work performed.

Phase 1	Timeline for Phase 1	Days
1	Number of Days once Notice to Proceed is received to acquire permits	75.00
2	Number of Days for Survey/placement of site	30.00
3	Number of Days for Site work at Fire Station 14	0.00
4	Number of Days for Tower Purchase and Installation	80.00
5	Number of Days for Concrete Foundation Installation	10.00
6	Number of Days to Establish Electrical and Pathway Connectivity	14.00
7	Number of Days to Establish Conduit and Connection to existing FS 14 conduits	3.00
8	<b>TOTAL NUMBER OF DAYS TO ACCOMPLISH PHASE 1</b>	<b>212.00</b>
Phase 1	Costs for Phase 1	Cost
2	Phase 1 - (Scope of Work 2.1 through 2.8) All required local/state/federal permitting to include new site plans, survey/placement of site, site work at Fire Station 14 (driveway, fencing, grounding, electrical utility, communications utility, conduit connectivity extended from building during original construction, landscaping, tower purchase and installation, provide 300' self-supporting tower, erect 300' SS tower with platform, lighting and cable support, provide pier and pad foundations based on normal soil and manufacturers design, provide new soil boring as necessary for foundation, install three TX and one RX antenna plus TTA with associated coax, install three M/W dishes with associated W/G, new antenna and lines to match existing Umatilla site, concrete foundations to accommodate structures (building, generator, propane tank) to be relocated from Umatilla site, establish electrical and pathway connectivity, install conduit between building, generator, and propane tank, install conduit for utilities (electrical and communications), install/establish conduit connection between existing Fire Station 14 conduits.	\$617,540.30
Phase 2	Timeline for Phase 2	Days
1	Number of Days to Disconnect utilities at Umatilla Site	3.00
2	Number of Days to Relocate / Transport Structures from existing Umatilla Site to FS 14 site (building, generator, and propane tank)	3.00
3	Number of Days to Install Structures in place at FS 14 site	1.00
4	Number of Days to Install Electric, Ground, and Establish Services at FS 14 site	14.00
5	Number of Days to Complete testing of Electrical and Generator services	2.00
6	Number of Days to Align Microwave	2.00
7	Number of Days to Complete testing with Motorola	0.00



AGREEMENT BETWEEN LAKE COUNTY, FLORIDA AND CLIFTON TOWER SERVICE, INC. FOR CONSTRUCTION OF FIRE STATION NUMBER 14 COMMUNICATION TOWER; ITB #23-421A

Attachment 2 - Pricing Sheet

ITB 23-421

Fire Station 14  
Communications Tower

<i>Clifton Tower Service</i>		
8	Number of Days to Complete Inspections and CO for permits	2.00
9	Number of Days to Remove all ancillary components at Umatilla Site	3.00
10	Number of Days to Repair any ground/easement/fencing disturbances (Umatilla)	3.00
11	<b>TOTAL NUMBER OF DAYS TO ACCOMPLISH PHASE 2</b>	<b>33.00</b>
<b>Phase 2</b>	<b>Cost for Phase 2</b>	<b>Cost</b>
3	Phase 2 - (Scope of Work 3.1 through 3.2.3.1) Disconnect utilities at existing Umatilla site; relocate building, generator, and propane tank from existing Umatilla site to Fire Station # 14. Installation / Placement at Fire Station # 14 - ground, electrical, establish services, complete testing of electrical and generator. Align microwave. Complete testing with Motorola. Complete inspections and CO for permits. Removal of all ancillary components from Umatilla Site. Repair / Replace any easement/ground disturbances and fencing at Umatilla Site.	\$209,113.43
<b>Other</b>	<b>Motorola Coordination</b> To be accomplished separately (by others) coordinated with tower crews: (Scope of Work 4.1.)	<b>Cost</b>
4.1.1.	Turn down existing Umatilla Site	\$2,500.00
4.1.2.	Line Testing	\$1,992.69
4.1.3.	Microwave Alignment	\$4,688.04
4.1.4.	Turn up new Fire Station 14 Site	\$4,000.00
	<del>Additional Services - Outside the Scope of FS14 Tower Project</del>	<del>Cost</del>
7.1.	<del>Curved Tower Inspection (per Tower Site)</del> <del>Check guy wire tension and plumb of the tower. Correct if minor.</del> <del>Inspect Tower for corrosion - clean minor surface rust and spray galvanize.</del> <del>Inspect Antenna and Brackets - Tighten and Plumb as necessary.</del> <del>Inspect Anchors.</del> <del>Inspect Grounding.</del> <del>Secure any loose items on the Tower and report findings.</del>	<del>\$3,600.00</del>
7.2.	<del>Tower Inspection (not curved) (per Tower Site)</del> <del>Visual inspection from the ground prior to climbing.</del> <del>Inspect Tower for corrosion - clean minor surface rust and spray galvanize.</del> <del>Inspect Antenna and Brackets - Tighten and Plumb as necessary.</del> <del>Inspect Anchors.</del> <del>Inspect Grounding.</del> <del>Secure any loose items on the Tower and report findings.</del>	<del>\$2,400.00</del>
7.3.	<del>Hourly Rate for troubleshooting, repairs/maintenance, and/or modifications to the tower(s) or tower site(s)</del>	<del>\$150.00</del>
	<b>Percentage of Rate Directly attributed to cost of Wages</b>	<b>Percentage</b>
	Assuming prices quoted include costs for vehicles, maintenance, repair, insurance, fuel, wages, materials, overhead, operating expenses, etc., what percentage of the rate is directly attributed to the cost of wages?	30.00%

EXHIBIT C

EXHIBIT C – BONDS

23-421-1

PERFORMANCE/PAYMENT BOND

Award Recommended Vendor (ARV) shall execute and deliver to County a Performance and Payment Bond in an amount representing 100% of Contract price. The County's Performance and Payment Bond Form shall be the only acceptable form. Completed form must be delivered to County within fifteen (15) calendar days after formal notice of award. Failure to deliver the Performance and Payment Bond as directed will result in ARV being declared in default of contractual terms and conditions. ARV shall surrender the associated proposal bond (if any). No bid submissions will be accepted from ARV for the following twelve (12) month period.

- A. Bonds shall be written through Surety Insurers (Surety) listed on Sunbiz.org as surety, with the management and financial strength qualifications according to the latest edition of Best's Insurance Guide, published by A.M. Best Company, Oldwick, New Jersey:

<u>Bond Amount</u>	<u>Best Rating</u>
500,001 to 1,500,000	B V
1,500,001 to 2,500,000	A VI
2,500,001 to 5,000,000	A VII
5,000,001 to 10,000,000	A VIII
Over 10,000,000	A IX

- B. Contracts under \$500,000, bond provisions of Section 287.0935, Florida Statutes apply.
- C. Contracts over \$500,000, provisions of Section B apply plus Surety must be on the Treasury List for the last three consecutive years or hold a valid Certificate of Authority of at least 1.5 million dollars and be on the current Treasury List. Surety must be in the current [Surety Bonds - List of Certified Companies \(treasury.gov\)](#) published by US Department of the Treasury. Bond amount must not exceed underwriting limitations shown in the List.
- D. Surety Bonds guaranteed through U.S. Government Small Business Administration or Contractors Training and Development Inc. will be acceptable.
- E. An irrevocable letter of credit or a cash bond in the form of a certified cashier's check written to the Board of County Commissioners will be acceptable. Interest will accrue to County if funds are held by County.
- F. The attorney-in-fact or other officer signing a contract bond for a Surety must include a certified copy of power of attorney authorizing the officer to do so. Contract bond must be counter signed by Surety's resident Florida agent.

AWARD RECOMMENDED VENDOR INSTRUCTIONS

Upon award, completed original County approved Performance/Payment bond forms shall be submitted to Lake County Procurement Services for bond recording. Bond(s) will be acceptable to County if the following exists:

- A. Surety is licensed to do business in the State of Florida;
- B. Surety holds a Certificate of Authority authorizing it to write surety bonds in this State;
- C. Surety has twice the minimum surplus and capital requirements required by the Florida Insurance Code at the time the invitation to bid is issued;
- D. Surety is otherwise in compliance with the Florida Insurance Code;
- E. Surety has a current rating of A or A- as reported in the most current Best Key Rating Guide, published by A.M. Best Company, Inc., if the bid exceeds \$500,000.; and
- F. Surety holds a currently valid Certificate of Authority issued by the United States Department of Treasury under 31 U.S.C. Section 9304.

Performance/Payment Bond recording fee is ten dollars (\$10.00) for first page and eight dollars and fifty cents (\$8.50) for each additional page. Submit a check made payable to Gary J. Cooney, Clerk of the Court.

EXHIBIT C – BONDS

23-421-1

PERFORMANCE BOND

BOND NO. \_\_\_\_\_

KNOW ALL MEN BY THESE PRESENTS: that We,

Contractor \_\_\_\_\_  
Contractor Address \_\_\_\_\_  
Contractor Address 2 \_\_\_\_\_  
Contractor Telephone \_\_\_\_\_

(hereinafter called the "Principal"), whose principal business address and telephone number is as stated above; and

Surety \_\_\_\_\_  
Surety Address \_\_\_\_\_  
Surety Address 2 \_\_\_\_\_  
Surety Phone \_\_\_\_\_

(hereinafter called the "Surety"), whose principal address and telephone number is as stated above, a surety insurer chartered and existing under the laws of the State of \_\_\_\_\_ and authorized to do business in the State of Florida; are held and firmly bound unto Lake County Board of County Commissioners, Lake County, Florida (hereinafter called the "Obligee"), whose principal address is P.O. Box 7800, Tavares, Florida 32778, and whose principal telephone number is (352) 343-9800, in the sum of

\_\_\_\_\_ (\$ \_\_\_\_\_) for payment of which we bind ourselves, our heirs, our legal representatives, our successors and our assignees, jointly and severally.

WHEREAS, Principal has entered into a contract with Obligee for \_\_\_\_\_ Contract No. \_\_\_\_\_ in accordance with drawings and specifications, which contract is incorporated herein by reference and made a part hereof, and is referred to as the Contract.

NOW THEREFORE, THE CONDITION OF THIS BOND are such that if Principal:

1. Fully, promptly, and faithfully performs the Contract at the times and in the manner prescribed in the Contract, including all obligations imposed by the Contract documents, specifications, and changes orders;
2. Pays Obligee any and all losses, damages, costs and attorneys' fees, including appellate proceedings, that Obligee sustains because of any default by Principal under the Contract, including, but not limited to, all delay damages, whether liquidated or actual, incurred by Obligee;
3. Performs the guarantee of all work and materials furnished under the Contract for the time specified in the Contract; and
4. Promptly make all payments to all persons defined in Section 713.01, Florida Statutes, as amended, whose claims derive directly or indirectly from the prosecution of the work provided for in the Contract;

then this bond shall be void; otherwise it remains in full force and effect.

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**EXHIBIT C – BONDS**

23-421-1

BOND NO. \_\_\_\_\_

The Surety, for value received, hereby stipulates and agrees that no changes, extensions of time, alterations or additions to the terms of the Contract or other work to be performed hereunder, or the specifications referred to therein shall in any way affect Surety's obligation under this bond, and it does hereby waive notice of any such changes, extensions of time, alterations or additions to the terms of the Contract or to work or to the specifications.

This instrument shall be construed in all respects as a statutory bond. It is expressly understood the time provisions and statute of limitations under Section 255.05, Florida Statutes, as amended, shall apply to this bond.

By execution of this bond, the Surety acknowledges that it has read the Surety qualifications and obligations imposed by the Contract and hereby satisfies those conditions.

The parties agree that this public performance bond and any claims instituted under this bond shall be governed by the laws, rules and regulations of the State of Florida and venue shall be in a court of competent jurisdiction in and for Lake County, Florida.

**IN WITNESS WHEREOF**, the above bounded parties have executed this instrument on the day and year below mentioned, the name of each party being affixed and these presents duly signed by its/their undersigned representative(s), pursuant to authority of its governing body.

Signed, sealed and delivered  
in the presence of:

**Contractor, as PRINCIPAL:**

Company: \_\_\_\_\_

By: \_\_\_\_\_

(Authorized Signature)

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

\_\_\_\_\_  
#1 Witness as to Principal

\_\_\_\_\_  
#2 Witness as to Principal

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_ as \_\_\_\_\_ for \_\_\_\_\_.

Personally Known OR Produced Identification  
Type of Identification Produced \_\_\_\_\_

\_\_\_\_\_  
(Notary Signature)

(SEAL)

AGREEMENT BETWEEN LAKE COUNTY, FLORIDA AND CLIFTON TOWER SERVICE, INC. FOR CONSTRUCTION OF  
FIRE STATION NUMBER 14 COMMUNICATION TOWER; ITB #23-421A

EXHIBIT C – BONDS

23-421-1

BOND NO. \_\_\_\_\_

**SURETY:**

Company: \_\_\_\_\_

By: \_\_\_\_\_  
(Authorized Signature)

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

\_\_\_\_\_  
#1 Witness as to Surety

\_\_\_\_\_  
#2 Witness as to Surety

**OR BY ATTORNEY IN FACT (POWER OF ATTORNEY MUST BE ATTACHED)**

\_\_\_\_\_  
#1 Witness as Attorney In Fact

\_\_\_\_\_  
#2 Witness as Attorney In Fact

By: \_\_\_\_\_  
(As Attorney In Fact)

Printed Name: \_\_\_\_\_

Date: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of  physical presence or  online  
notarization, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_ as  
\_\_\_\_\_ for \_\_\_\_\_.

Personally Known OR Produced Identification  
Type of Identification Produced \_\_\_\_\_

\_\_\_\_\_  
(Notary Signature)

(SEAL)

EXHIBIT C – BONDS

23-421-1

PAYMENT BOND

BOND NO. \_\_\_\_\_

KNOW ALL MEN BY THESE PRESENTS: that We,

Contractor \_\_\_\_\_

Contractor Address \_\_\_\_\_

Contractor Address 2 \_\_\_\_\_

Contractor Telephone \_\_\_\_\_

(hereinafter called the "Principal"), whose principal business address and telephone number is as stated above; and

Surety \_\_\_\_\_

Surety Address \_\_\_\_\_

Surety Address 2 \_\_\_\_\_

Surety Phone \_\_\_\_\_

(hereinafter called the "Surety"), whose principal address and telephone number is as stated above, a surety insurer chartered and existing under the laws of the State of \_\_\_\_\_ and authorized to do business in the State of Florida; are held and firmly bound unto Lake County Board of County Commissioners, Lake County, Florida (hereinafter called the "Obligee"), whose principal address is P.O. Box 7800, Tavares, Florida 32778, and whose principal telephone number is (352) 343-9800, in the sum of

\_\_\_\_\_ (\$ \_\_\_\_\_)

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

WHEREAS, Principal and Obligee as Owner have reached a mutual agreement for \_\_\_\_\_ (hereinafter referred to as the "Contract") which conditions and provisions as are further described in the aforementioned Contract, which said Contract being made a part of this Bond by this reference for the purpose of perfecting this Bond.

NOW THEREFORE, THE CONDITIONS OF THIS BOND are such that if Principal:

1. Shall promptly make payments to all claimants as defined in Section 255.05(1), Florida Statutes, as amended, supplying the Principal with labor, materials or supplies, as used directly or indirectly by the Principal in the prosecution of the work provided for in the Contract; and
2. Shall pay the Obligee for all losses, damages, expenses, costs and attorneys' fees, including those resulting from appellate proceedings, that the Obligee sustains because of a default by the Principal in contravention to the Contract in regard to payment for such labor, materials, or supplies furnished to the Principal;

then this bond shall be void; otherwise this Bond remains in full force and effect.

EXHIBIT C – BONDS

23-421-1

BOND NO. \_\_\_\_\_

BE IT FURTHER KNOWN AND AGREED TO BY THE PARTIES THAT:

1. Any changes in or under the Contract and compliance or noncompliance with any formalities connected with the said Contract or alterations which may be made in the terms of the said Contract, or in the work to be done under it, or the giving by the Obligee of any extension of time for the performance of the said Contract, or any other forbearance on the part of the Obligee or Principal to the other, shall not in any way release the Principal and the Surety, or either of them, their heirs, personal representatives, successors or assigns from liability hereunder, notice to the Surety of any such changes, alterations, extensions or forbearance being hereby waived.
2. Certain claimants seeking the protection of this Bond must timely comply with the strict requirements set forth in Section 255.05, Florida Statutes, as amended, and as otherwise provided by law.
3. The Provisions of this bond are subject to the limitations of Section 255.05(2), Florida Statutes, as amended.

By execution of this bond, the Surety acknowledges that it has read the Surety qualifications and obligations imposed by the Contract and hereby satisfies those conditions.

The parties agree that this public bond and any claims instituted under this bond shall be governed by the laws, rules and regulations of the State of Florida and venue shall be in a court of competent jurisdiction in and for Lake County, Florida.

IN WITNESS WHEREOF, the above bounded parties have executed this instrument on the day and year below mentioned, the name of each party being affixed and these presents duly signed by its/their undersigned representative(s), pursuant to authority of its governing body.

Signed, sealed and delivered in the presence of:

Contractor, as PRINCIPAL:

Company: \_\_\_\_\_

By: \_\_\_\_\_  
(Authorized Signature)

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

\_\_\_\_\_  
#1 Witness as to Principal

\_\_\_\_\_  
#2 Witness as to Principal

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_ as \_\_\_\_\_ for \_\_\_\_\_.

Personally Known OR Produced Identification  
Type of Identification Produced \_\_\_\_\_

\_\_\_\_\_  
(Notary Signature)

(SEAL)

**AGREEMENT BETWEEN LAKE COUNTY, FLORIDA AND CLIFTON TOWER SERVICE, INC. FOR CONSTRUCTION OF  
FIRE STATION NUMBER 14 COMMUNICATION TOWER; ITB #23-421A**

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**EXHIBIT C – BONDS**

**23-421-1**

**BOND NO.** \_\_\_\_\_  
**SURETY:**  
Company: \_\_\_\_\_  
By: \_\_\_\_\_  
(Authorized Signature)  
Printed Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

\_\_\_\_\_  
#1 Witness as to Surety  
\_\_\_\_\_  
#2 Witness as to Surety

**OR BY ATTORNEY IN FACT (POWER OF ATTORNEY MUST BE ATTACHED)**

\_\_\_\_\_  
#1 Witness as Attorney In Fact  
\_\_\_\_\_  
#1 Witness as Attorney In Fact

By: \_\_\_\_\_  
(As Attorney In Fact)  
Printed Name: \_\_\_\_\_  
Date: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_  
Phone: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of  physical presence or  online  
notarization, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_ as  
\_\_\_\_\_ for \_\_\_\_\_.

Personally Known OR Produced Identification  
Type of Identification Produced \_\_\_\_\_

\_\_\_\_\_  
(Notary Signature)

(SEAL)

Page 7 of 7



EXHIBIT D



**CONTRACTOR'S FINAL PAYMENT AFFIDAVIT  
TO BE SUBMITTED WITH ALL FINAL PAYMENT APPLICATIONS**

Before me, the undersigned authority, personally appeared

(Name of affiant) \_\_\_\_\_, who, after being firstduly sworn, deposes and says of his or her personal knowledge the following:

1. Affiant is the (Title) \_\_\_\_\_ of \_\_\_\_\_ (Business Name) which does business in the State of Florida, hereinafter called the "Contractor."
2. The Contractor, pursuant to a contract, with the Lake County Board of County Commissioners, hereinafter referred to as the Owner, has furnished or caused to be furnished labor, material, and services for the construction of certain improvements to Real Property as more particularly set forth in said contract(s).
3. This Affidavit is executed by the Contractor accordance with section 713.06 of the Florida Statutes for the purposes of obtaining a final payment in the amount of: \$ \_\_\_\_\_.
4. All work to be performed under the contract has been fully completed, and all lienors under the direct contract have been paid in full, except the following listed lienors

NAME OF LIENOR	AMOUNT DUE
_____	_____
_____	_____

Signed and Delivered on the \_\_\_\_ day of \_\_\_\_\_, 202\_\_.

BY: \_\_\_\_\_  
Signature of Affiant

\_\_\_\_\_  
Printed Name

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_ , by \_\_\_\_\_.

Personally Known OR Produced Identification  
Type of Identification Produced \_\_\_\_\_

\_\_\_\_\_  
(Notary Signature)

(SEAL)

**AGREEMENT BETWEEN LAKE COUNTY, FLORIDA AND CLIFTON TOWER SERVICE, INC. FOR CONSTRUCTION OF  
FIRE STATION NUMBER 14 COMMUNICATION TOWER; ITB #23-421A**

**Exhibit E**



4000 Greenbriar • Stafford, TX 77477 • (888) 225-6429 • Fax (281) 263-6400 • www.microwavenetworks.com

CAN24649DI22 – 12/05/2022				Requested by: Nirupam Barua				Project Name: Motorola Lake County, FL			
<b>Site Information</b>				<b>Site A</b>				<b>Site B</b>			
Station Name, State				Station 14, FL				Lady Lake, FL			
County				Lake				Lake			
Call Sign, ASR Number				---				WQJD393, 1262919			
Licensee Name				LAKE COUNTY				LAKE COUNTY			
Latitude, Longitude (NAD83)				28-57-55.08N, 81-38-49.56W				28-53-30.00N, 81-55-00.20W			
Ground Elevation (AMSL)				85 ft / 25.9 m				151 ft / 46.0 m			
Azimuth To Rx				252.62 deg				72.69 deg			
Path Length				17.106 miles / 27.627 km							
<b>Tx/Rx Antenna</b>				<b>Site A</b>				<b>Site B</b>			
Make				ANDREW CORPORATION				ANDREW CORPORATION			
Model				HX8-6W				HX8-6W			
Diameter				8.0 ft / 2.4 m				8.0 ft / 2.4 m			
Gain, Beamwidth, Elevation Angle				41.6 dBi, 1.30 deg, -0.04 deg				41.6 dBi, 1.30 deg, 0.04 deg			
Center Line (AGL)				250 ft / 76.2 m				163 ft / 49.7 m			
<b>Diversity Antenna, RX Only</b>				<b>Site A</b>				<b>Site B</b>			
Make				ANDREW CORPORATION				ANDREW CORPORATION			
Model				VHLP6-6WB				VHLP6-6WB			
Diameter				6.0 ft / 1.8 m				6.0 ft / 1.8 m			
Gain, Beamwidth, Elevation Angle				39.3 dBi, 1.8 deg, -0.02 deg				39.3 dBi, 1.8 deg, 0.08 deg			
Center Line (AGL)				220 ft / 67.056 m				130 ft / 39.6 m			
<b>Radio Equipment</b>				<b>Site A</b>				<b>Site B</b>			
Make				MICROWAVE NETWORKS INC (Adaptive Modulation)				MICROWAVE NETWORKS INC (Adaptive Modulation)			
Tolerance				0.0010%				0.0010%			
ATPC (Yes/No), Trigger Level				Yes, -55 dBm				Yes, -55 dBm			
Fixed Loss: Tx, Rx, Div (dB)				5, 1, 5, 1, 4, 7				3, 1, 3, 1, 2, 6			
Model	Modulation	Emission Designator	Data Rate (kbps)	RX Thr (dBm)	TX Power Nom/Coord/ Max (dBm)	Max EIRP (dBm)	RSL Nom/Coord/ Max (dBm)	TX Power Nom/Coord/ Max (dBm)	Max EIRP (dBm)	RSL Nom/Coord/ Max (dBm)	
MX-I-8G-30M-HP	26QAM	30M0D7W	180000.0	-88.0	20.0/24.0/30.0	68.5	-12.1/-38.1/-32.1	20.0/24.0/30.0	68.5	-42.1/-38.1/-32.1	
MX-I-8G-30M-HP	128QAM	30M0D7W	186000.0	-89.5	22.0/28.0/32.0	68.5	-40.1/-38.1/-30.1	22.0/28.0/32.0	70.5	-40.1/-38.1/-30.1	
MX-I-8G-30M-HP	128QAM	30M0D7W	166000.0	-71.0	22.0/28.0/32.0	68.5	-40.1/-38.1/-30.1	22.0/28.0/32.0	70.5	-40.1/-38.1/-30.1	
MX-I-8G-30M-HP	8QAM	30M0D7W	134000.0	-73.5	22.0/28.0/32.0	68.5	-40.1/-38.1/-30.1	22.0/28.0/32.0	70.5	-40.1/-38.1/-30.1	
MX-I-8G-30M-HP	32QAM	30M0D7W	105000.0	-76.5	23.0/28.0/33.0	68.5	-39.1/-38.1/-29.1	23.0/28.0/33.0	71.5	-39.1/-38.1/-29.1	
MX-I-8G-30M-HP	16QAM	30M0D7W	90000.0	-79.0	23.0/28.0/33.0	68.5	-39.1/-38.1/-29.1	23.0/28.0/33.0	71.5	-39.1/-38.1/-29.1	
MX-I-8G-30M-HP	16QAM	30M0D7W	79000.0	-80.5	23.0/28.0/33.0	68.5	-39.1/-38.1/-29.1	23.0/28.0/33.0	71.5	-39.1/-38.1/-29.1	
MX-I-8G-30M-HP	8QAM	30M0D7W	64000.0	-81.0	24.0/27.0/34.0	70.5	-38.1/-35.1/-28.1	24.0/27.0/34.0	72.5	-38.1/-35.1/-28.1	
MX-I-8G-30M-HP	QPSK	30M0D7W	38000.0	-87.5	24.0/27.0/34.0	70.5	-38.1/-35.1/-28.1	24.0/27.0/34.0	72.5	-38.1/-35.1/-28.1	
<b>Transmit Frequencies (MHz)</b>				6256.640H(3)				6004.600H(3)			

**EXHIBIT F  
Plans, Specifications, and Drawings [CONFIDENTIAL]**

**The below listed items are incorporated into this contract as essential and material terms but shall be transmitted and kept on a separate CD-ROM as the exhibits are confidential and exempt from disclosure pursuant to Section 119.071(3), Florida Statutes.**

1. Fire Station 14, Current Site Configuration documents, consisting of:
  - i. Minor Site Plan Amendment Approval Letter, Dated October 13, 2016, issued by Lake County, Florida Planning and Zoning Division (1 page);
  - ii. Department of Economic Growth Zoning Permit, issued October 13, 2016 (1 page); and
  - iii. Approved Site Plan for Lake County Fire Station No. 14, dated August 2014, prepared by BESH, Inc, and including landscape plans prepared by Dynamics Construction Co., Inc., approved October 13, 2016 (13 pages).
2. Structural Analysis Report, dated December 16, 2022, prepared by Tower Engineering Professionals (54 pages).
3. Geotechnical Investigation, Proposed Building, Pavement, and Stormwater Retention Areas, Fire Station 14, C.R. 42, Altoona, Lake County, Florida, dated September 5, 2014, prepared by Andreyev Engineering, Inc. (10 pages).
4. Umatilla Existing 185' Guyed Tower Site Plans, dated September 19, 2008, prepared by MACTEC Engineering and Consulting, Inc (22 pages).