1. **CONTRACTOR RESPONSIBILITIES**

Contractor shall:

* 1. Be licensed and fully competent in all aspects of general construction; employ only skilled, qualified workers; and operate in a safe manner.
	2. Produce a 100% turnkey project consisting of the construction of a 3,600 SF new conditioned storage space; demolition, renovation, and addition to an existing office space for a total of 7,500 SF; and installation of new shop working bays and roll up doors.
		1. Include all required labor, material, equipment, permitting, and all required inspections.
		2. Include all general housekeeping, site keeping, and work area clean-up.
		3. Include travel time.
		4. 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.
	3. Obtain all licenses, permits, and fees (including inspections, utilities, and permit fees) as required to comply with all laws, ordinances, regulations, and code requirements applicable to complete projects.
	4. Be responsible for project inspections, penalties, fees, or fines.
	5. Enforce safety regulations and maintain a clean and safe work environment.
	6. Furnish all tools and equipment, including site clearing and grading equipment, cranes, lift trucks, boom trucks, cherry pickers, or any other tool or equipment needed to complete the project timely.
	7. Provide and maintain sanitary facilities, dumpsters, trash cans, storage containers, and any other equipment needed during construction.
	8. Coordinate, lead, and document project progress meetings with the architect of record and county representatives.
	9. Attend any additional meetings scheduled by the county representatives to review topics related to the Project.
	10. Create and maintain to-date project construction schedule.
	11. Document activities, prepare, and distribute construction daily reports.
	12. Produce and maintain to-date submittal, and Request for Information (RFI) logs.
	13. Produce a valid schedule of values prior to project commencement.
	14. Produce punch lists and address punch items in a timely manner as required by the county representative.
	15. Document all changes and product information needed to file drawing revisions (red-line drawings).
	16. Obtain all closeout permits, certificates of occupancy, and documentation needed as requested by the owner.
1. **SCOPE OF WORK**
	1. The Project consists of a level 2 alteration to an existing metal framed warehouse structure whereby the interior floor layout will be re-aligned and extended to a two-story space. Along the exterior wall, new roll-up doors are to be installed, and a new conditioned warehouse space constructed.
	2. The Project must be scheduled and constructed in phases while allowing for a smooth transition and the continuous operation of the shop.
		1. **Phase I:** Opening new bays by cutting metal panels and installing new 16’ roll-up doors to allow for the Fleet operations to move in and begin work in the new bays.
		2. **Phase II:** Construct a new conditioned space on the northwest side of the building and perform warehouse improvements.
		3. **Phase III:** Demo and build new office spaces while allowing operations to continue from a temporary mobile facility provided by the County.
	3. The project must be substantially completed by June 1st, 2024, and turned over with all permits and inspections completed by July 1st, 2024. Construction Budget of $2,400,000.00.
	4. Secure and always maintain the construction site in a good state.
	5. Provide and maintain all needed barricades, silt fences, and erosion prevention boundaries.
	6. Coordinate off-site work with the city and county representatives.
	7. Clear the site and disposal of materials in accordance with the construction documents and maintain all government regulatory guidelines.
	8. Provide all new contractor-furnished items and materials unless authorized by the county representative.
	9. Construct a new building providing power, gas, water, connection to septic, and any other utility shown in the contract documents.
	10. Construct a new site developed per construction documents.
	11. Construct all new interior partitions and finishes.
	12. Turnover a fully clean ready-to-occupy facility.
2. **COUNTY RESPONSIBILITIES**

As stated in Exhibit D – Additional Terms and Conditions.

1. **DELIVERY REQUIREMENTS AND ACCEPTANCE**

As stated in Exhibit D – Additional Terms and Conditions.

1. **WARRANTY REQUIREMENTS**

As stated in Exhibit D – Additional Terms and Conditions.

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